AGENDA

PLANNING COMMISSION

City of Aiken

Tuesday, March 14, 2023

Work Session

Aiken Municipal Building, 111 Chesterfield Street, South Upstairs, Room 315

<u>5:00 p.m.</u>

Regular Meeting

Aiken Municipal Building, 111 Chesterfield Street, South City Council Chambers, Upstairs, Room 309

6:00 p.m.

AGENDA <u>Work Session</u> City of Aiken Planning Commission

Aiken Municipal Building, 111 Chesterfield Street, South Upstairs, Room 315

Tuesday, March 14, 2023 5:00 p.m.

Old Business

None

New Business

Review of Items on Regular Agenda.

- A. <u>Application #23-20015</u> Annexation, TMP #121-16-15-002, Monetta Street, by Susan Adrianne Joline, Todd Dennis Stromdahl & Gwenyth Boyer Stromdahl.
- B. <u>Application #23-20016</u> Annexation, TMP #122-09-02-009, 117 Marvin Drive, by Delois R. Gaddy Wilson & Inez L. Gaddy
- C. Application #23-20017 Annexation, TMP #122-18-05-020, Oak Grove Road, by City of Aiken.
- D. <u>Application #23-22005</u> Concept Plan Request, TMP #106-18-12-001, 1305 Silver Bluff Road, by Ark Investments and Holdings, LLC <u>WITHDRAWN</u>
- E. Application #23-23004 Concept Plan Request, TMP #122-18-05-006 & 007, 123 & 154 Ginger Lane, by Sycamore Aiken, LLC.
- F. <u>Application #23-60001</u> Rezoning Request, Residential Single-Family (RS-8) to General Business (GB), TMP #120-09-08-007, 975 Laurens Street NW, by Jameila Grant & Seane Grant.
- G. <u>Application #23-60005</u> Rezoning Request, Light Industrial (LI) to General Business (GB), TMP #120-14-17-003, NE Corner of York Street & Columbia Avenue, by Rural Health Services, Inc.
- H. Silver Bluff Overlay District Ordinance <u>WITHDRAWN</u>

Adjourn to Regular Meeting

This is a meeting limited to the purposes listed above. There will be no opportunity for public comments, presentations or questions on any matter. Executive Sessions may be entered at any time during the meeting as allowed by law.

Notice to the public of the time, date, place, and agenda of the meeting was given by publishing a legal notice in the February 17, 2023 <u>Aiken Standard</u>. Also, notices of the meeting and agenda were sent on or by March 10, 2023, for posting on the City web page, Channel 4, and to the City Clerk for posting on the Municipal Building notice board at least 24 hours before the meeting. Agenda sheets were mailed or emailed to interested parties.

GUIDELINES FOR PUBLIC COMMENTS CITY OF AIKEN PLANNING COMMISSION MEETINGS

Meetings are public forums in which many opinions are expressed and the business of the City must be conducted. As such, disciplined, honorable and professional decorum is paramount. Courteous and respectful communication is required.

During public comment periods of the meeting, all questions and statements from the public shall be directed to the Chairman. If you wish to speak, raise your hand, and the Chairman will recognize you. Please approach the podium and state your name and address.

In order to allow an opportunity for everyone who wishes to address the Commission, speakers should limit their comments to the agenda item or application being discussed. Each speaker will be given five minutes to address an issue and may only address an issue once unless questions from the Commission are posed to the speaker.

I:\Forms\Guidelines\PC GUIDELINES FOR PUBLIC COMMENTS.doc

AGENDA Regular Meeting

City of Aiken Planning Commission Aiken Municipal Building, 111 Chesterfield Street, South City Council Chambers, Upstairs, Room 309 Tuesday, March 14, 2023 6:00 p.m.

Approval of Minutes

Approval of the Work Session and Regular Meeting Minutes of February 14, 2023.

Old Business

None

New Business

- A. <u>Application #23-20015</u> Annexation, TMP #121-16-15-002, Monetta Street, by Susan Adrianne Joline, Todd Dennis Stromdahl & Gwenyth Boyer Stromdahl.
- B. <u>Application #23-20016</u> Annexation, TMP #122-09-02-009, 117 Marvin Drive, by Delois R. Gaddy Wilson & Inez L. Gaddy
- C. Application #23-20017 Annexation, TMP #122-18-05-020, Oak Grove Road, by City of Aiken.
- D. <u>Application #23-22005</u> Concept Plan Request, TMP #106-18-12-001, 1305 Silver Bluff Road, by Ark Investments and Holdings, LLC <u>WITHDRAWN</u>
- E. Application #23-23004 Concept Plan Request, TMP #122-18-05-006 & 007, 123 & 154 Ginger Lane, by Sycamore Aiken, LLC.
- F. <u>Application #23-60001</u> Rezoning Request, Residential Single-Family (RS-8) to General Business (GB), TMP #120-09-08-007, 975 Laurens Street NW, by Jameila Grant & Seane Grant.
- G. <u>Application #23-60005</u> Rezoning Request, Light Industrial (LI) to General Business (GB), TMP #120-14-17-003, NE Corner of York Street & Columbia Avenue, by Rural Health Services, Inc.
- H. Silver Bluff Overlay District Ordinance <u>WITHDRAWN</u>

Adjournment

The Regular Meeting consists of this one page. Public Participation will be allowed pursuant to the Planning Commission Bylaws. Executive Sessions may be entered at any time during the meeting as allowed by law.

Notice to the public of the time, date, place, and agenda of the meeting was given by publishing a legal notice in the February 17, 2023 <u>Aiken Standard</u>. Also, notices of the meeting and agenda were sent on or by March 10, 2023, for posting on the City web page, Channel 4, and to the City Clerk for posting on the Municipal Building notice board at least 24 hours before the meeting. Agenda sheets were mailed or emailed to interested parties.

PLANNING COMMISSION

Minutes February 14, 2023 Aiken, South Carolina

WORK SESSION

Members Present: Chairman Ryan Reynolds, Vice-Chairman Jason Rabun, Clayton

Clarkson, Sam Erb, Charles Matthews and Steven Simmons

Members Absent: Peter Messina

Others Present: City Council Members Ed Girardeau and Ed Woltz, Planning Director

Marya Moultrie, Director of Engineering Mike Pszybylowicz, Erica Sanders, Daniel Ben-Yisrael, Randy Clack, William McGhee, Matthew

Christian from the Aiken Standard

The Chairman convened the work session at 4:59 pm, in Room \$15 of the Municipal Building, 111 Chesterfield St. S., and read a statement explaining the purpose of the work session, the role of the Planning Commission and stated that public comments will not be accepted.

Old Business

As there was no Old Business on the Agenda, the Chairman moved to New Business.

New Business

Chairman Reynolds addressed the election of officers and reviewed the protocol for nominations and voting to take place during the following Regular Meeting. He proceeded with a review of agenda items noting the first four were for annexations which had no special circumstances, and that Item E had been postponed until next month at the Applicant's request.

On Item's F. and G. the issue of the parking minimum was discussed and the Commission revisited an Ordinance change recommendation to City Council to raise the parking minimum so as to not have to continue making it a condition for concept plan approvals. It was mentioned that the minimum is outdated and should be raised to be in line with other municipalities and the Aiken County Ordinance, which is 1.5 parking spots for one bedroom apartments and 2 spots for two and three bedroom apartments.

Planning Director Marya Moultrie informed Commissioners that Aiken's Department of Public Safety had no concerns with the concept plan, and concerns about the ownership and condition of the private road, Jake Place, were also discussed.

For Agenda Item's H and I, Mr. Ben-Israel representing Parker's Kitchen was present and clarified that diesel fuel would be available for horse trailers, but not for tractor trailers. He also described the location of the store signage and the ingress/egress routing for trucks.

On the list of Capital Improvements, Commissioners discussed the listed priority of the improvements provided by the department heads to be reviewed by City Council. Engineering Director Mike Przybylowicz was present and reviewed that some projects were already in

progress with funds allocated in previous years, and that some funds were also coming from grants. He explained the improvements to Generations Park are assessed so that infrastructure, like bathrooms and parking, will be available before the expansion of the amphitheater so the park can accommodate additional visitors. The Commissioners chose to defer to the Department Head's requested order of allocation as submitted.

The completion of past projects was discussed and Commissioner Ryan Reynolds suggested there should be an available record of finished projects with final costs and schedules of completion. The Commission expressed interest in reviewing the completed projects. Some format issues on the list were questioned and clarified. Commissioner Rabun asked about the priority of Public Safety's (ADPS) bandwidth antenna citing that it's a safety hazard.

Adjournment

Having no additional items to review the work session was adjourned at 5.43

REGULARAMEETING

Chairman Ryan Reynolds, Vice-Chairman Jason Rabun, Clayton Clarkson, Sam Ero Charles Matthews and Steven Simmons Members Present:

Members Absent: Peter Messina

City Council Members Ed Giardeau Ed Woltz, and Gail Diggs, Planning Others Present:

Director Marya Moultrie Director of Engineering Mike Pryzbylowicz, Frica Sanders, Daniel Ben Yisrael, Randy Clack, William McGhee, Don

Moniak, Yvonne James, Barbara Williams, Carolyn Chapman, Matthew Christian from the Aiken Standard, and other interested parties.

The Chairman called the regularly scheduled Planning Commission meeting to order at 6:00 pm., in the Council Chambers of the Municipal Building at 111 Chesterfield Street South, Aiken, SC. He read the Planning Commission Meeting Guidelines and explained the time limit for public speakers to comment.

MINUTES

Chairman Reynolds asked the Commissioners to consider the minutes from the January 10, 2023 work session and regular meeting.

MOTION: Commissioner Clarkson moved and Commissioner Simmons seconded a motion to approve the January 10, 2023 work session and regular meeting minutes, as written.

The motion was approved unanimously.

2023 ELECTION OF OFFICERS

The Planning Commission Bylaws state that a Chairman, Vice-Chairman, and Secretary are to be elected at the January regular meeting with each office to be voted on separately. As the Election was not held in January, the Chairman opened the floor for the nomination of officers.

<u>MOTION:</u> Commissioner Rabun made a motion to nominate Ryan Reynolds for the position of Chairman, which was seconded by Commissioner Matthews.

The motion was passed unanimously.

MOTION: Commissioner Erb made a motion to nominate Jason Rabun for the position of Vice-Chairman, which was seconded by Commissioner Clarkson.

The motion was passed unanimously.

MOTION: Commissioner Clarkson made a motion of pominate Marya Moultrie for the position of Secretary, which was seconded by Commissioner Ero

The motion was passed unanimously.

ANNEXA RONAREQUEST

Application #23-2001

Applicants/Owners: Barry S. Ready & Becky B. Ready

Location: 19 Russellwood Court

Current Zoning: RC (Residential Single-Ramily-Conservation)

Proposed Zoning RS315 (Single-Ramily Residential)

TPN: 106-13-11-013

Size: 0160 acres

The Applicants are requesting annexation of the subject property, which would be concurrently rezoned to RS-15 (Single-Family Residential). The site is a singular lot in the Gem Lakes subdivision and configuous to other Gem Lakes parcels on Highland Forest Drive, which are within the municipal boundary.

The Applicants were not present and there were no speakers either in support or opposition.

MOTION: Commissioner Clarkson moved and Commissioner Erb seconded a motion to recommend City Council approve Application #23-20011, to annex 19 Russellwood Court, TP #106-13-11-013, to be zoned Residential Single-Family (RS-15).

The motion was passed unanimously.

ANNEXATION REQUEST

Application #23-20012

Applicants/Owners: Marisa Emilee Kosto & Aaron Hadley

Location: 1107 Williams Drive

Current Zoning: RC (Residential Single-Family Conservation)

Proposed Zoning: RS-15 (Single-Family Residential)

<u>TPN: 106-11-06-002</u> <u>Size: 0.47 acres</u>

The Applicants are requesting annexation of the subject property, which would be concurrently rezoned to RS-15 (Single-Family Residential). The site is a singular locin the Aiken Estates and contiguous to lots within the Edgewood Manor and Woodwinds Subdivisions, which are within the municipal boundary.

The Applicants were not present.

Don Moniak of 426 Lake Shore Drive disputed the Commission's process stating that the Chairman is required to ask if anyone would like to speak to give comments or ask questions. He asked why the property was being annexed and was told that the property had been purchased and was subject to the annexation ordinance. Mr. Moniak then asked why the previous property had been annexed and was told that the homeowner voluntarily came forward and requested to annex. He asked if the City of Aiken was engaging in a letter writing campaign targeted at donut hole properties and was told by Planning Director Moultrie that letters regarding voluntary annexation had not been senting several years. Mr. Moniak requested that the reason for each annexation be announced during the meeting and complained that residents were not informed about annexation requirements at the point of sale. Ms. Moultrie responded that the Planning Department had met with local realters to explain the ordinance and that it is their responsibility to disclose it.

MOTION. Commissioner Erb moved and Commissioner Rabun seconded a motion to recommend that City Council approve Application #23-20012, to annex 1107 Williams Drive, TP #106-11-06-002, to be zoned Residential Single-Family (RS-15).

The motion was passed unanimously.

ANNEXATION REQUEST

Application #23-20013

Applicants/Owners: Megan A. Tucker & Jeffrey E. Tucker

Location: 1892 Huckleberry Drive

Current Zoning: RC (Residential Single-Family Conservation)

Proposed Zoning: RS-15 (Single-Family Residential)

<u>TPN: 106-17-21-002</u> <u>Size: 0.81 acres</u>

The Applicants are requesting annexation of the subject property, which would be concurrently rezoned to RS-15 (Single-Family Residential). The site is a singular lot in the Gem Lakes subdivision and contiguous to other Gem Lakes parcels on Springwood Drive, which are within the municipal boundary.

The Applicants were not present and there were no comments in regard to the application.

MOTION: Commissioner Matthews moved and Commissioner Simmons seconded a motion to recommend City Council approve Application #23-20013, to annex 1892 Huckleberry Drive, TP #106-17-21-002, to be zoned Residential Single-Family (RS-15).

The motion was passed unanimously.

CONCEPT PLA

Application #23-22005 – A Request by Ark Investments and Holdings, LLC for Concept Plan Approval for TMP #106-18-12-001, located at 1305 Silver Bluff Road, has been Postponed at Applicant's Request.

REZONING REQUEST AND CONCEPT PLAN APPROVAL

Application #23-60004 (Rezoning) & #23-22006 (Concept Approval)

Applicant: AMCS Development LLC

Owner: William Clyburn

Location: Sundy Avenue & Jake Place

Current Zoning: RS-10 (Single-Family Residential)

Planned Zoning: PR (Planned Residential)

TPN: 120-19-02-000

Size: 16482 acres

AMCS Development, LLC seequesting Rezoning and Concept Plan approval for the proposed construction of 90 multi-family dwellings consisting of four three-story buildings located on a 16.82-acre parcel to be accessed from Sundy Avenue via Jake Place, a private street which is to be improved.

Randy Clack, a representative of AMCS Development, LLC, Greenville, SC, was present and described the proposed construction, which will look like market rate apartments and be certified green by EarthCraft. He stated the plan has an ample tree buffer, exceeds the open space requirements, and that a traffic study will not be necessary per their engineer who has surveyed the traffic.

Yvonne McGhee James, of 682 Edrie Street, stated there is a lot of crime at the Pacer Run Apartments at the end of the street and said someone had vandalized her car twice. She said she is very concerned about additional apartments being built in the community. In addition to the

crime, Ms. James shared her worry that the infrastructure will not support a large development and the traffic will likely increase. She asked what the City of Aiken goals are for the Northside.

Ms. Moultrie stated that the current goal is to provide a variety of affordable housing options on the Northside to stimulate commercial and retail growth as more people move to that side of town.

Bill McGhee, of 217 Fairfield Street, stated that he attended the developer's meeting for a preview of the project and asked for clarification as to why the easement he previously saw on that site plan no longer appears to be an easement.

Mr. Clack pointed out the section of the site plan where the sanitary sewer is located. It was determined that the site plan shows that section as a part of the parcel and not as an easement.

City Council Member Gail Diggs, of 163 Edrie Oak Circle, introduced her neighbors Yvonne Burroughs and Thelma Burroughs, from Edrie Street, who were concerned about the development. They asked about the type of apartments being built and potential residents. Council Member Diggs asked for clarification between affordable housing versus low income and Section 8 housing. Ms. Diggs also expressed concern about the ingress and egress due to traffic, but said safety is her biggest concern.

Chairman Reynolds pointed out the elevations of the building and described the features of the proposed development. He suggested they ask specific questions and the developer could answer those after all the comments have been made.

Caroline Chapman, of 500 Camellia Street, suggested that apartments be made available for a mixture of incomes, not just low income, since the neighborhood is primarily composed of single-family homes.

Cynthia Hill spoke on behalf of a relative who lives on Edrie Street, and asked if other areas of the Northside had been explored and suggested making the development available to a mix of incomes and demographic makeup to reduce the likelihood of increased crime and reduction of real estate values for nearby homes.

Floyd Lloyd, 677 Edrie Street, shared that he has been an Aiken resident for 53 years and expressed his concern about property values decreasing if low income housing is built in the community. He also expressed concern about noise and crime, and asked about the buffer between the development and the neighborhood.

Barbara Williams, of 510 Camillia Street, inquired about the financial plan of the developer and asked what would happen to the property if the developer does not break even.

Don Moniak, of 426 Lake Shore Drive, asked to review the site map and stated that the maps included in the application do not match each other. He was told by Ms. Moultrie that the survey map was the latest and most accurate version. He further stated that the Planning Commission meeting was illegal because the work session was not advertised publically. Mr. Moniak said that

the City of Aiken has been sued for failing to follow the law and said the work session was not on the record and repeated that the Chairman needed to request comments from the public. He alleged that the work session appeared to be used to allow unprepared members to review the information in advance of the regular meeting. Mr. Moniak asked about fencing and stormwater drainage around the apartment complex. He said people move from one low income area to another and he believes a fence would be necessary. He noted that topographic features are not included on any of the maps.

Randy Clack of AMCS Development in response to questions explained they had investigated the infrastructure which appears to be adequate and had reviewed the traffic and would not be required to complete a traffic study. He expressed the importance of the 25 million-dollar project which is being invested on the Northside. Regarding the site map he confirmed that the latest survey supersedes the previous maps. Mr. Clack distributed photos of prior projects to the audience and explained future residents would be required to have a salary between \$31,500 and \$45,000 to qualify for housing. He stated that he is recommending one entrance and exit for safety, and suggested the addition of speed bumps would help with traffic speed. Mr. Clack said that mixed income apartments do not fill as quickly as low-income apartments, but that in the future, if the company added additional apartments they could try marketing to mixed income residents. He stated that he is not reserving units for Section 8 and that the goal is to advertise to working individuals. He also noted that no expansion of the infrastructure is necessary and that Jake Place will be brought up to City code.

Commissioner Simmons asked how much the apartments would rent for. Mr. Clack said the one-bedroom would rent for \$760, a two-bedroom would rent for \$940, and a three-bedroom would rent for \$1040. He also stated that Section 8 vouchers would bossibly be accepted.

Commissioner Clarkson asked if there was a limit to the number of Section 8 vouchers that would be accepted and was told there was no specific number.

Chairman Reynolds asked him to address security issues. Mr. Clack explained that security cameras would be installed on every building and Public Safety would be asked to patrol regularly. He stated that a fence is not planned for the complex, but can be added if required. Mr. Clack also noted that a tree survey will be done and trees within the buffer will remain.

Commissioner Matthews asked about the apartment amenities. Mr. Clack said there were laundry facilities as well as look ups in individual apartments, a playground, business facilities, and open green space.

Commissioner Rabun asked Mr. Clack to address management of the units and he replied that the developer plans on maintaining ownership of the apartment's long term and self-manage so there is no plan to sell the development.

Council Member Diggs informed the developer that her constituents would feel better if a fence was installed. Mr. Clack answered that the residents would want to be part of the neighborhood, but the developer would be glad to add a fence, if required.

MOTION: Commissioner Clarkson moved and Commissioner Matthews seconded a motion to recommend City Council approve Application #23-60004 for Rezoning and #23-22006 for Concept Plan Approval for construction of a multifamily dwelling at Sundy Avenue & Jake Place, TP #120-19-02-001, to be zoned Planned Residential (PR) with the following conditions:

- 1. That the development complies with the open space requirements of the Zoning Ordinance;
- 2. that the development complies with the City of Aiken tree preservation, buffer, and landscape requirements;
- 3. that the Jake Place connection to Sundy Avenue be improved to City road standards and receive encroachment permit approval from SCDOT;
- 4. that a traffic study will be required should the total cumulative peak hour trips for additional phases reach 100;
- 5. that a divided landscape median is added to the entrance of a waiver granted for the landscaping and signage to be placed on either side of the entrance;
- 6. that sidewalks are provided to access the parking areas and open space;
- 7. that ground-mounted monument signage no more than 32 square feet and 6 feet in height is provided at the entrance to the development;
- 8. that the applicant submits a revised concept plan listing the conditions of approval within 180 days; and
- 9. that the applicant signs an agreement stating the conditions of approval within 180 days.

Commissioner Clarkson thanked the developer for answering questions and stated that people in lower income bands need somewhere to live and reassured them that many young professionals meet the income requirements for these apartments.

AMENDED MOTION: Commissioner Rabun asked to amend the motion to add 32 parking spots and add a 6-foot fence around property. Commissioner Simmons seconded the motion to recommend City Council approve Application #23-60004 (Rezoning) & #23-22006 (Concept Approval) for construction of a multifamily dwelling at Sundy Avenue & Jake Place, TP #120-19-02-001, to be zoned Planned Residential (PR) with the following conditions:

- 1. That the development complies with the open space requirements of the Zoning Ordinance;
- 2. that the development complies with the City of Aiken tree preservation, buffer, and landscape requirements;
- 3. that the Jake Place connection to Sundy Avenue be improved to City road standards and receive encroachment permit approval from SCDOT;
- 4. that a traffic study will be required should the total cumulative peak hour trips for additional phases reach 100;
- 5. that a divided landscape median is added to the entrance or a waiver granted for the landscaping and signage to be placed on either side of the entrance;
- 6. that sidewalks are provided to access the parking areas and open space;
- 7. that ground-mounted monument signage no more than 32 square feet and 6 feet in height is provided at the entrance to the development;
- 8. that the applicant submits a revised concept plan listing the conditions of approval within 180 days;
- 9. that the applicant signs an agreement stating the conditions of approval within 180 days;

- 10. that the developer add additional parking spaces; and
- 11. that the developer add a perimeter fence built to City of Aiken standards.

Chairman Reynolds added a recommendation to the City Council to amend the ordinance to increase the number of required parking spaces for residential apartments.

The motion was passed unanimously.

Commissioner Erb commented in response to the characterization Mr. Moniak gave of the work session explaining that he had reviewed the Agenda packet for hours prior the meeting and is a volunteer who takes his role seriously.

ANNEXATION AND CONCEPT PARAN

Application #23-20014 (Annexation) & #23-23003 (Concept Approval)

Applicant: VSL Development Owner: William P. Putnam

Location: East Pine Log and Levels Church Road

Current Zoning: UD (Urban Development)

Planned Zoning: PC (Planned Commercial)

TPN: 137-14-11-001 Size: 3.38 acres

VSL Development, is requesting annexation of 38 acres as an addition to the 16.14 acre Planned Commercial district previously annexed in 2021 (Ordinance #05102021B). This portion of the expanded Planned Commercial district includes a concept plan approval request for a proposed 5,175 square-foot Parker's Kitchen store with ten fuel pump islands under a canopy. Another part of the site would provide fuel service for larger vehicles. In addition to fuel and other retail sales the Parker's Kitchen store will have a kitchen and indoor seating.

Access to the proposed development will be by several points, including a right in/right out only driveway on East Pine Log Road, two full access driveways on Levels Church Road, and two one-way drives for large vehicle traffic also on Levels Church Road.

Cody Rogers, a representative for VSL Development, was present and described the proposed construction of Parkers Kitchen. He explained the intention of the store to serve equestrian trailers and stated that signs would be installed to direct the diesel traffic.

Don Moniak, of 426 Lake Shore Drive, informed the Board that people complain at City Council meetings because the speakers cannot speak to the audience and be heard on the microphone. He asked why packets are not available online in advance of meeting, saying they should be available on the website and should be provided by request. He stated that work sessions are not supposed to be used for discussing agenda items and suggested skipping the work session and adding time to the regular meeting.

Ms. Moultrie responded that the items on the agendas are still being vetted between the time that the application is received and the time it is heard so the applications cannot be shared in advance of meetings.

Vice Chairman Rabun echoed the previous comments shared by Commissioner Erb explaining that all the Commissioners are volunteers that work hard, and that he found Mr. Moniak's comments inappropriate.

Mr. Moniak then attempted to speak out of turn and was told that he was out of order. Mr. Moniak then left the chambers.

Commissioner Clarkson explained the purpose of the work session for the benefit of the audience, stating that they are public sessions that allow them to ask questions of the developer and streamline the regular meeting.

Chairman Reynolds informed the audience that anyone with complaints can co act their City Council member.

MOTION: Commissioner Rabun moved and Commissioner Matthews seconded a motion to recommend City Council approve Application #23-20014 for Amexation, & #23-23003 for Concept Plan approval for a proposed Parker Skitchen at East Rine Log Road and Levels Church Road, TP #137-14-11-001, to be zoned Planned Commercial (PC), with the following conditions:

- 1. That the buffers, planting strips, open space, and tree preservation comply with the City of Aiken Zoning Ordinance or a waiver is granted for the depth of the planting strip if compliance cannot be met.

 2. that the minimum driveway width be waived for the truck/trailer egress on Levels Church
- Road;
- nent permits are obtained from the appropriate oversight agency for the connections; proposed drive
- that signage comply with the City of Aiken Zoning Ordinance, and a waiver is granted, if so desired by the developer, for an additional ground-mounted monument sign on Levels Church Road:
- 5. that a traffic impact study is approved by SCDOT and the City's Traffic Consultant;
- 6. that the applicant signs an agreement stating the conditions of approval within 90 days; and
- 7. that the developer submits a revised concept plan listing conditions of approval within 90 days.

Commissioner Clarkson asked Ms. Moultrie to clarify if Planning Commission work sessions were illegal to which she answered no.

The motion was passed unanimously.

<u>MOTION</u>: Commissioner Simmons moved and Commissioner Erb seconded a motion to recommend City Council approve the 2022-2027 Capital Improvement Program.

The motion was passed unanimously.

ADJOURNMENT

Having no further agenda items for consideration, Commissioner Matthews made a motion to adjourn the meeting which was seconded by Commissioner Simmons The motion was approved unanimously and the public meeting was adjourned at 7:21 pm.







MEMORANDUM

To:

Planning Commission

From:

Marya Moultrie, Planning Director

Date:

March 14, 2023

Re:

Application #23-20015 Annexation Request

Tax Parcel #121-16-15-002

Applicants:

Susan Adrianne Joline, Todd Dennis Stromdahl & Gwenyth Boyer

Stromdahl

Owners:

Susan Adrianne Joline, Todd Dennis Stromdahl & Gwenyth Boyer

Stromdahl

Location:

Monetta Street SE

Property Size:

0.073 acres

Current County Zoning:

UD (Urban Development)

Proposed City Zoning:

RS-8 (Residential Single-Family)

City Council District:

Adjacent to District 1

Background

The applicants are requesting annexation of the subject property, which would be concurrently rezoned to RS-8 (Residential Single-Family). The site is a singular lot in the Governor Aiken Park subdivision and contiguous to another parcel on Monetta Street, which is within the municipal boundary and owned by the applicants of this request.

Current Zoning

The subject property is currently unincorporated and zoned by Aiken County as UD (Urban Development). According to the Aiken County Land Management Ordinance, this district is:

"This district is intended to accommodate much of the projected growth in the unincorporated area of Aiken County during the time span of the county's comprehensive plan. It also may be established in other intensely developing areas so designated by the Aiken County Planning Commission. This district is projected to have most public facilities and infrastructure needed to support urban development such as schools, sewer, water, streets, etc. It is applied in areas where development logically should locate as a consequence of planned public facilities and associated capital expenditures. This district is characterized by mixed-use development, providing for a full range of residential uses as well as commercial, institutional, and industrial uses."

Joline/Stromdahl-Monetta Street Annexation #23-20015 March 14, 2023 Page 2

Proposed Zoning

The proposed RS-8 (Residential Single-Family) zoning is consistent with the surrounding single-family uses and zoning.

Surrounding Zoning and Land Use

- To the north, east and south of the subject property are unincorporated single-family lots in the Governor Aiken Park subdivision, which are zoned by Aiken County as UD (Urban Development).
- The adjacent 77-acre tract to the west of the subject property has an equestrian facility and is zoned by the City of Aiken as HD (Horse District).

Consistency with the Comprehensive Plan

The Comprehensive Land Use and Transportation Plan Future Land Use Map assigns residential uses to this area.

Possible Conditions of Approval

A motion to recommend approval could include the following conditions to be met prior to the annexation becoming effective:

There are no recommended conditions of approval.

cc: Susan Adrianne Joline, Todd Dennis Stromdahl & Gwenyth Boyer Stromdahl

I:\Annexation\SINGLE UNDEVELOPED LOTS\Joline_Stromdahl_Monetta Street/Monetta Street staff memo

August 23, 2022

To: City of Aiken Planning Department

From: Susan Joline, Todd Stromdahl, Gwenyth Stromdahl

Regarding Parcel:

121-16-15-002

We purchased parcel 121-15-16-001 from the city of Aiken, and were later told it is not a buildable lot. We purchased the lot next door, 121-15-16-002 to combine them, and were later told the lot 002 is in the county and we need to annex the lot into the city in order to combine them.

Please find request for annexation of lot 121-15-16-002 into the city of Aiken,

Please contact me if you have questions or need further information.

Thank you,

Susan Joline

904-415-0427 - cell

ANNEXATION PETITION

TO THE HONORABLE COUNCIL OF THE CITY OF AIKEN:		
Your petitioner(s),Susan A. Joline, Todd D.	Stromdahl & Gwenyth B. Stromdahl , respectfully show:	
1. That the petitioner(s) is/are owner(s) of and vested with fee simple title in and to certain lands which lie without but adjacent and contiguous to the City Limits of the City of Aiken, described as follows:		
All that certain piece, parcel or lot of land, with any improvements thereon, situate, lying and being just outside the eastern limits of the City of Aiken, County of Aiken, State of South Carolina, being shown and designated as Lot 13-B , containing 0.072 acre, more or less, Governor Aiken Park, on a plat recorded in Misc. Book 40 at Page 46; and also shown on an individual plat prepared by L. Bruce Myers, RLS, dated November 25, 1989, revised April 19, 1990, and recorded May 9, 1990, in Misc. Book 575 at Page 123, records of Aiken County, South Carolina. Reference being made to both plats as often as may be necessary for a more complete and accurate description as to the metes, bounds and location of said property.		
This being the same property conveyed unto Susan Adrianne Joline, Todd Dennis Stromdahl and Gwenyth Boyer Stromdahl by deed of Sung Yaun Chang on March 29, 2022, and recorded April 1, 2022, in Record Book 5010, Page 1190, records of Aiken County, South Carolina.		
LEGAL DESCRIPTION SEE ATTACHED EXHIBIT A		
Tax Parcel Number:	121-16-15-002	
Property Address:	Monetta St. SE, Aiken, SC 29801	
2. That petitioner(s) hereby requests that the aforesaid tract(s) of land be annexed to the corporate limits of the City of Aiken, as is provided under and by virtue of the Code of Laws of South Carolina Section 5-3-150 entitled "Alternate Methods where Petition signed by All or Seventy-Five Percent of Landowners".		
3. It is requested that the tract(s) be annex	ked under the zoning district classification of RS-8.	
Jugan adrian Ilto	12/19/2022 Date	
Susan Adrianne Joline, Property Owner Todd Dennis Stromdahl, Property Owner	12/19/2022 Date	
Gwerlyth Boyler Stromdahl, Property Owner	12/19/2022 Date	

809 S 7th St, Fernandina Beach, FL 32034 Address of Property Owner(s)

EXHIBIT A LEGAL DESCRIPTION

All that certain piece, parcel or lot of land located in Aiken County, South Carolina, containing <u>0.073</u> acres, more or less, and measured and bounded as follows:

MUST INSERT METES AND BOUNDS DESCRIPTION; REFERENCE TO PLAT NOT SUFFICIENT (DO NOT LEAVE BLANK)

All that certain piece, parcel or lot of land thereon, situate, lying and being in Aiken County, South Carolina, being designated as Lot 13-B of the Governor Aiken Park Subdivision, containing 0.073 acres as shown on a plat made for Susan Adrianne Joline by John Brightbill PLS, dated August 2, 2022. Said property is described as follows: Commencing at a #4 Rebar at the southeast corner of Lot 13-A and the Right-of-Way of Monetta St SE, thence S 21°21'06" W along the Right-of-Way of Monetta St SE for a distance of 28.45ft to a 1" Open Top Pipe, thence S 24°30'46" W along the Right-of-Way of Monetta St SE for a distance of 7.72ft to a #5 Rebar, thence N 68°11'29" W along Lot 14 for a distance of 94.79ft to a ¾" Open Top Pipe, thence N 43°15'13" E along the land of the Bruce W. McGhee Revocable Trust for a distance of 38.42ft to a #4 Rebar, thence S 43°15'13" E along Lot 13-A for a distance of 80.90ft to the point of beginning.

Racial Composition Form

The Voting Rights Act of 1965, as amended, requires cities in certain states to report to the United States Department of Justice all annexations including the number and race of people residing on property annexed or, if undeveloped, an estimate of the number who will reside there.

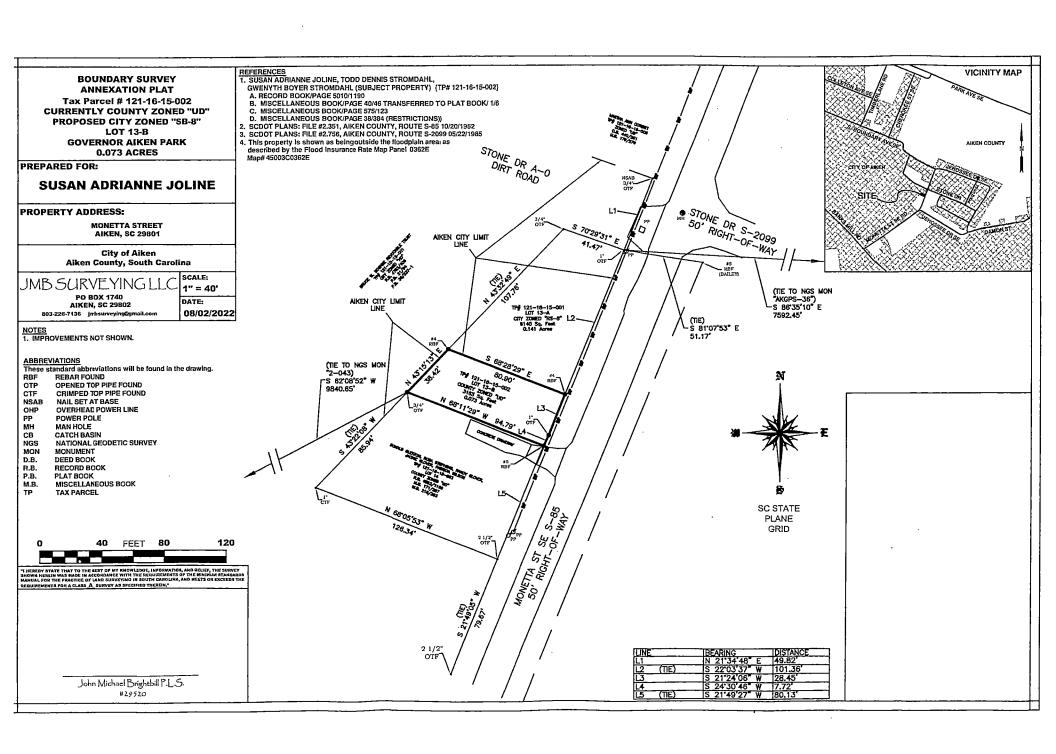
Please fill in the appropriate space:	More Hu Street
Property Location: <u>Lof 1</u>	3 - B Govenor Park Alan.
Property Owner: Susun	Toline, Tadd Strondahl, Gwenyth Stromdahl
Number of Residents:	======================================
Race of Residents: White	2, caucasian
If Undeveloped, Anticipated Num	ber of Residents:3

RACIAL COMPOSITION FORM

The Voting Rights Act of 1965, as amended, requires cities in certain states to report to the United States Department of Justice all annexations including the number and race of people residing on property annexed or, if undeveloped, an estimate of the number who will reside there.

Please fill in the appropriate space:

Property Location:	Monetta St. SE, Aiken, SC 29801 (TPN: 121-16-15-002)
Property Owner:	Susan Adrianne Joline
Property Owner:	Todd Dennis Stromdahl
Property Owner:	Gwenyth Boyer Stromdahl
Number of Residents:	none yet vacantland
Race of Residents:	
If Undeveloped, Anticipated	
·	once combined w/
	adjacent lot



State of South Carolina)	
)	TITLE TO REAL ESTATE
County of Aiken)	

KNOW ALL MEN BY THESE PRESENTS, that Sung Yaun Chang, (hereinafter called "Grantor"), in consideration of Three Thousand and 00/100 Dollars (\$3,000.00), to the Grantor in hand paid at and before the sealing of these presents, by

Susan Adrianne Joline and Todd Dennis Stromdahl and Gwenyth Boyer Stromdahl (hereinafter sometimes called "Grantee")
809 S. 7th Street
Fernandina Beach, FL 32034

in the State aforesaid, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto Susan Adrianne Joline and Todd Dennis Stromdahl and Gwenyth Boyer Stromdahl, for and during the term of their joint and natural lives and upon the death of one of them then to the survivors for and during the term of their joint and natural lives and upon the death of one of them the remainder to vest in the survivor thereof, his or her heirs and assigns, the following described property:

All that certain piece, parcel or lot of land, with any improvements thereon, situate, lying and being just outside the eastern limits of the City of Aiken, County of Aiken, State of South Carolina, being shown and designated as <u>Lot 13-B</u>, containing 0.072 acre, more or less, Governor Aiken Park, on a plat recorded in Misc. Book 40 at Page 46; and also shown on an individual plat prepared by L. Bruce Myers, RLS, dated November 25, 1989, revised April 19, 1990, and recorded May 9, 1990, in Misc. Book 575 at Page 123, records of Aiken County, South Carolina. Reference being made to both plats as often as may be necessary for a more complete and accurate description as to the metes, bounds and location of said property.

This being the same property conveyed to Sung Yaun Chang by deed of Tax Collector for Aiken County, South Carolina dated January 4, 2008, and recorded January 7, 2008, in Record Book 4181 at Page 632, records of Aiken County, South Carolina.

Tax Parcel Number: 121-16-15-002

This conveyance is made subject to restrictions recorded in Misc. Book 38 at Page 384, records of Aiken County, South Carolina, and any reservations, zoning ordinances or easements that may appear of record on the recorded plats or on the premises.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining;

Susan Adrianne Joline and Todd Dennis Stromdahl and Gwenyth Boyer Stromdahl, for and during the term of their joint and natural lives and upon the death of one of them then to the survivors for and during the term of their joint and natural lives and upon the death of one of them the remainder to vest in the survivor thereof, his or her heirs and assigns forever. And the Grantor does hereby bind the grantor and the grantor's heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the Grantee and the Grantee's heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

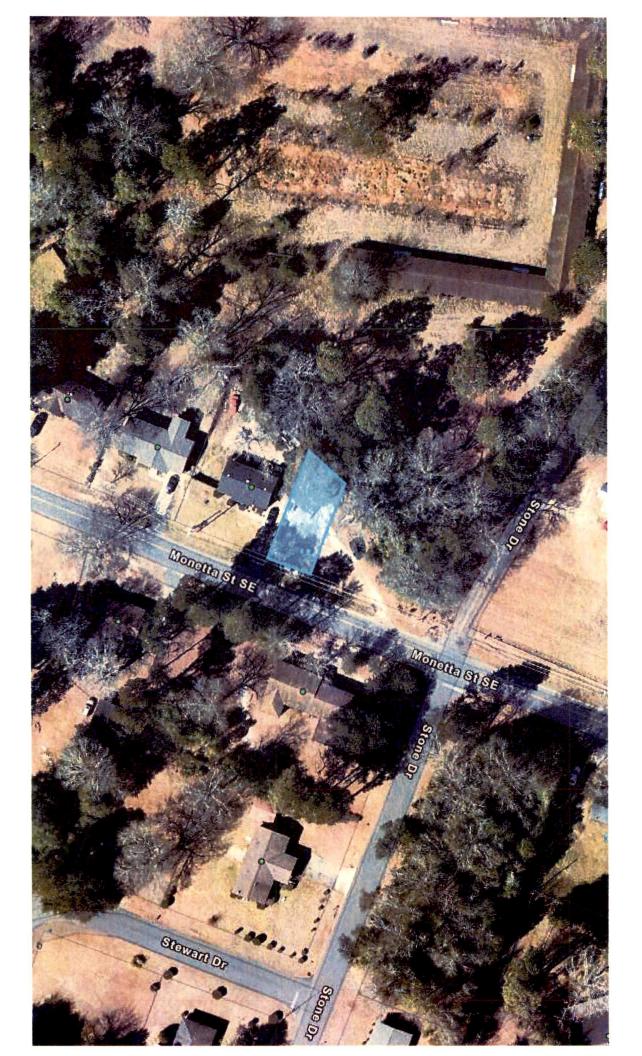
Any reference to this instrument to the singular shall include the plural, and vice versa. Any reference to one gender shall include the others, including the neuter. Such words of inheritance shall be applicable as are required by the gender of the Grantee.

EFFECTIVE the 31st day of March, 2022.

[Remainder of page intentionally left blank. Signature page follows]

	Gard. al 1 (15)
Required: Signature of Witness #1	Sung Yaun Chang (L.S.)
Required: Signature of Witness #2 (notary can act as	
a second witness)	
6 6	
State of <u>create</u>)	ACKNOWLEDGEMENT
State of Georgia) County of Gwinnett)	TOTAL OF WEST SENIERY
ta: Recurs Film	22. 24
	Notary Public, do certify that the
within named Sung Yaun Chang perso	-
satisfactorily proven to be the person	
acknowledged the due execution of the within	•
Witness my official seal this	day of March , 2022.
	MING KING
- Se Es	SESION ELS.
(Notary Signature Here)	TARY & OH
Notary Public for My Commission Expires: 10-19-20-4 まま	NORW WE
71,	COUNTRIL
	William.
	2022009529
	DEED
	■■■ DEED
	DEED RECORDING FEES \$15.00 STATE TAX \$7.80 COUNTY TAX \$3.30 PRESENTED & RECORDED: 04-01-2022 08:30 AM JUDITH WARNER
	DEED RECORDING FEES \$15.00 STATE TAX \$7.80 COUNTY TAX \$3.30 PRESENTED & RECORDED: 04-01-2022 08:30 AM











MEMORANDUM

To: Planning Commission

From: Marya Moultrie, Planning Director

Date: March 14, 2023

Re: Application #23-20016

Annexation Request

Tax Parcel #122-09-02-009

Applicants: Delois R. Gaddy Wilson & Inez L. Gaddy

Owners: Delois R. Gaddy Wilson & Inez L. Gaddy

Location: 117 Marvin Drive

Property Size: 0.24 acres

Current County Zoning: RC (Residential Single-Family Conservation)

Proposed City Zoning: RS-10 (Residential Single-Family)

<u>City Council District:</u> Adjacent to District 5

Background

The applicants are requesting annexation of the subject property, which would be concurrently rezoned to RS-10 (Residential Single-Family). The site is a singular lot in the Virginia Acres subdivision and contiguous to other parcels in the neighborhood, which are within the municipal boundary.

Current Zoning

The subject property is currently unincorporated and zoned by Aiken County as RC (Residential Single-Family Conservation), which is described by the Aiken County Land Management Ordinance as follows:

"This district is intended to foster, sustain, and protect areas in which the principal use of land is for single-family dwellings and related support uses, and to reserve sufficient undeveloped land to meet future single-family housing demands. This district also is intended to encourage infilling and expansion of 'like development' consistent with the character of existing development."

Proposed Zoning

The proposed RS-10 (Residential Single-Family) zoning is consistent with the surrounding single-family uses and zoning.

Delois R. Gaddy Wilson and Inez L. Gaddy 117 Marvin Drive Annexation #23-20016 March 14, 2023 Page 2

Surrounding Zoning and Land Use

- To the north, east and south of the subject property are unincorporated single-family lots in the Virginia Acres subdivision, which are zoned by Aiken County as RC (Residential Conservation).
- The adjacent single-family parcels to the west of the subject property are zoned by the City of Aiken as RS-10 (Residential Single-Family).

Consistency with the Comprehensive Plan

The Comprehensive Land Use and Transportation Plan Future Land Use Map assigns residential uses to this area.

Possible Conditions of Approval

A motion to recommend approval could include the following conditions to be met prior to the annexation becoming effective:

There are no recommended conditions of approval.

cc: Delois R. Gaddy Wilson and Inez L. Gaddy

I:\Annexation\SINGLE DEVELOPED LOTS\Wilson_Gaddy_117 Marvin Drive/117 Marvin Drive Staff Memo

ANNEXATION PETITION

TO THE HONORABLE COUNCIL OF T	HE CITY OF AIKEN:
Your petitioner(s),	ddy Wilson & Inez L. Gaddy , respectfully show:
	of and vested with fee simple title in and to certain lands guous to the City Limits of the City of Aiken, described as
situate, lying and being locate	r lot of land, with any improvements thereon, ed approximately 0.1 mile South of the Aiken uth Carolina, being known and designated as
individual survey prepared by 1987 and recorded in Misc. Bo South Carolina. Reference is	Acres Subdivision No. 2, as shown upon an Jones and Murph, RLS, dated December 7, sok 498 at Page 197, records of Aiken County, is made to said Plat for a more complete and metes, bounds, distances and location of said
tenants with the right of survivorship, for the death of either to the survivor there	d unto Delois R. Gaddy Wilson & Inez L. Gaddy, as joint r and during the term of their joint natural lives and upon eof, by deed of Inez L. Gaddy on October 17, 2018 and Book 4746, Page 91, records of Aiken County, South
LEGAL DESCRIPTION SEE ATTACHED EXHIBIT A	
Tax Parcel Number:	122-09-02-009
Property Address:	117 Marvin Dr., Aiken, SC 29803
corporate limits of the City of Aiken, as	that the aforesaid tract(s) of land be annexed to the sis provided under and by virtue of the Code of Laws of ed "Alternate Methods where Petition signed by All or
3. It is requested that the tract(s) be an	nnexed under the zoning district classification of RS-10.
Delois R. Gaddy Wilson, Property Owner My J., Johnson, Property Owner Inez J Gaddy, Property Owner	$\frac{1 = 30 - 23}{\text{Date}}$ Date
117 Marvin Dr ₄ , Aiken, SC 29803 Address of Property Owner(s)	· • • • • • • • • • • • • • • • • • • •

EXHIBIT A LEGAL DESCRIPTION

All that certain piece, parcel or lot of land located in Aiken County, South Carolina, containing 224 acres, more or less, and measured and bounded as follows:

MUST INSERT METES AND BOUNDS DESCRIPTION; REFERENCE TO PLAT NOT SUFFICIENT

All that certain piece, parcel or lot of land, with any improvements thereon, situate, lying and being located approximately 0.1 mile South of the Aiken City Limits, Aiken County, South Carolina, being known and designated as

Lot # 20, Block H. Virginia Acres Subdivision No. 2, as shown upon an individual survey prepared by Jones and Murph, RLS, dated December 7, 1987 and recorded in Misc. Book 498 at Page 197, records of Aiken County, South Carolina. Reference is made to said Plat for a more complete and accurate description as to the metes, bounds, distances and location of said property.

RACIAL COMPOSITION FORM

The Voting Rights Act of 1965, as amended, requires cities in certain states to report to the United States Department of Justice all annexations including the number and race of people residing on property annexed or, if undeveloped, an estimate of the number who will reside there.

Please fill in the appropriate space:

Property Location:	117 Marvin Dr., Aiken, SC 29803
Property Owner:	Delois R. Gaddy Wilson
Property Owner:	Inez L. Gaddy
Number of Residents:	<u> </u>
Race of Residents:	<u>B</u>

AIKEN COUNTY ASSESSOR

Tax Map: 122-09-02-009 Date: 10/23/2018

AIKEN COUNTY AUDITOR

Charles T. Barton Endorsed 01/04/2019



Return to: Paige Weeks Johnson Johnson, Johnson & Whittle P.O. Box 2619 Aiken, SC 29802-2619

WARRANTY DEED

(Jointly for Life With Remainder to Survivor)

The State of South Carolina County of Aiken

T.N.E.

(hereinafter whether singular or plural the "Grantor"), in the State aforesaid, for and in consideration of the sum of One Dollar (\$1.00) and Love and Affection I have for myself and my daughter to me in hand paid at and before the sealing of these presents by INEZ L. GADDY and DELOIS R. GADDY WILSON (hereinafter whether singular or plural the "Grantee"), in the State aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto said INEZ L. GADDY and DELOIS R. GADDY WILSON (Grantee), as joint tenants with the right of survivorship, for and during the term of their joint natural lives and upon the death of either to the survivor thereof, their heirs and assigns, forever, the following described property, to-wit:

All that certain piece, parcel or lot of land, with any improvements thereon, situate, lying and being located approximately 0.1 mile South of the Aiken City Limits, Aiken County, South Carolina, being known and designated as

Lot # 20, Block H, Virginia Acres Subdivision No. 2, as shown upon an individual survey prepared by Jones and Murph, RLS, dated December 7, 1987 and recorded in Misc. Book 498 at Page 197, records of Aiken County, South Carolina. Reference is made to said Plat for a more complete and accurate description as to the metes, bounds, distances and location of said property.

This being the same property conveyed to Grantor by Deed recorded in Deed Book 1019, at Page 7, records of the RMC Office for Aiken County, South Carolina.

Tax Parcel No. 122-09-02-009

GRANTEE ADDRESS: 117 Marvin Drive, Aiken, SC 29803

The property herein conveyed subject to rights or claims of parties in possession and easements or claims of easements shown or not shown by the public records, boundary lines, overlaps, encroachments, and any matters not of record which would be disclosed by accurate survey and inspection of premises, and current taxes, if any.

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said INEZ L. GADDY and DELOIS R. GADDY WILSON (Grantee), as joint tenants with the right of survivorship, for and during the term of their joint natural lives and upon the death of either to the survivor thereof, their heirs and assigns, forever.

AND, grantor does hereby bind herself and her Heirs, Successors, Executors and Administrators to warrant and forever defend, all and singular, the said premises unto the said INEZ L. GADDY and DELOIS R. GADDY WILSON (Grantee), their heirs and Assigns, against grantor and his Successors, Heirs, and all persons whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS my hand and seal, this 17th day of October in the year of our Lord Two

Thousand Eighteen and in the two hundred forty second year of the Sovereignty and Independence of the united States of America.

Signed, Sealed and Delivered in the presence of:

Europe Holon

INEZ L. GADDY

STATE OF SOUTH CAROLINA

COUNTY

OF

AIKEN

I, the undersigned Notary Public, do hereby certify that INEZ L. GADDY, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 17th day of October, 2018.

Ell STATE OF THE S

Notary Public for South Carolina

My Commission Expires: 4-30-2-3

STATE OF SOUTH CAROLINA) AFFIDAVIT COUNTY OF Aiken)
PERSONALLY appeared before me, the undersigned, who bring duly sworn, deposes and says:
I have read the information on this affidavit and understand such information
2. The property being transferred is <u>Lot 20</u> , <u>Block H, Virginia Acres Subdivision No. 2</u> , bearing <u>Aiken</u> County Tax Parcel No. <u>122-09-02-009</u> was transferred by <u>Inez L. Gaddy</u> to <u>Inez L. Gaddy and Delois R. Gaddy Wilson, JTWRS on <u>October 17, 2018</u>.</u>
3. Check one of the following: The deed is
(a) subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
(b) subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
© X exempt from the deed recording fee because (See Information section of affidavit): Family Deed - Mother to self and daughter
(If exempt, please skip items 4 - 7, and go to item 8 of this affidavit.)
4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See information section of this affidavit):
(a)The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$0.00
(b) The fee is computed on the fair market value of the realty which is \$
© The fee is computed on the fair market value of the realty as established for property tax purposes which is \$
5. Check: Yes or No_x _ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes," the amount of the outstanding balance of this lien or encumbrance is : $\$$
6. The deed recording fee is computed as follows:
(a) Place the amount listed in item 4 above here: (b) Place the amount listed in item 5 above here:
(If no amount is listed, place zero here.) © Subtract Line 6(b) from Line 6(a) and place result here:
7. The deed recording fee due is based on the amount listed on Line 6© above and the deed recording fee due is: \$10
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Attorney
9. I understand that a person required to furnish this affidavit who wilfully furnishes a false or fraudulent affidavit is guilty

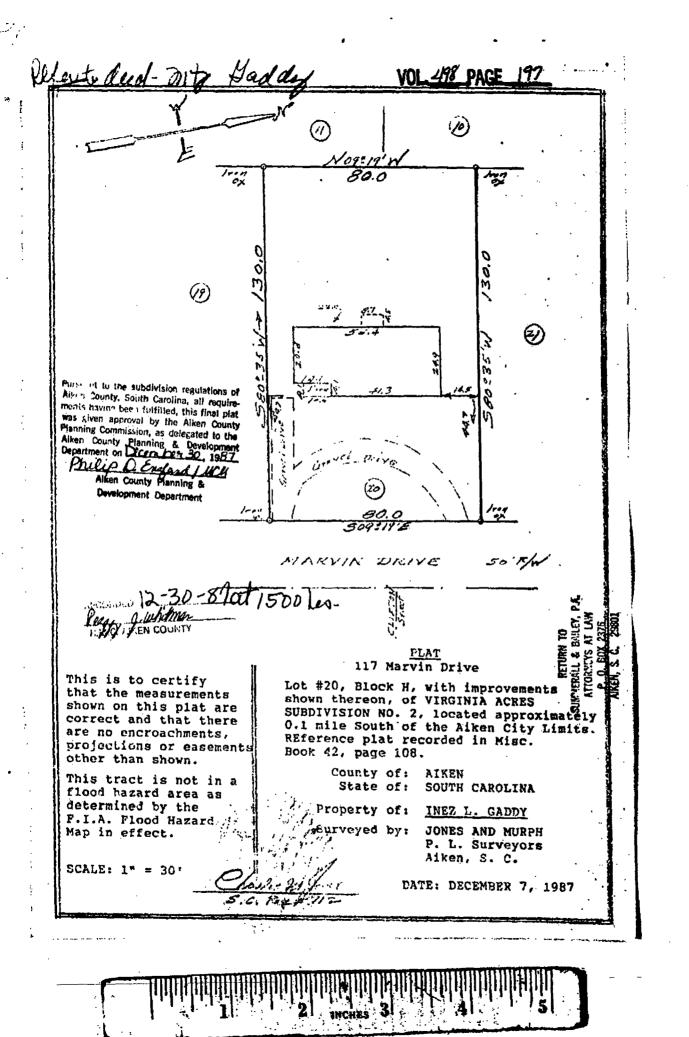
davit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Responsible Person Connected with the Transaction

SWORN to before me this 17th day of October, 2018

Notary Rublic for South Carolina
My Commission Expires: 4-30-23

Eugena H Lewis



KNOW ALL MEN BY THESE PRESENTS, THAT

WE, PASCAL M. PRITS, III AND MANCY C. PITTS

<i>)</i> -	to the State afracesial
}	Proxy Six Thousand Three Hundred Fifty and no/100 [\$46,550.00]
	no. 196in band paid at and before the scaling of these presents by 1952 L. CADDY. 117 Marry in Drive. Attent. 50: 29801
N.	En the State after said
ď	ackneoclediesi, have granted, burgained, sold and released, and by these Presents do grant, bargain, sell and
ļ,	release wate the said INEA L. CADDY, bur buirs and assigns, the following described real
À	property, to wit:

All that cortain piece, parcel or lot of land, with all improvements thereon, situate, lying and being located approximately 0.1 mile South of the Aiken City Limits, Aiken County. South Caroline, being known and designated as Lot #20, Block H, of Virginia Acres Subdivision No. 2, as shown upon an individual survey prepared by Jones and Murph, R.L. Surveyors, dated December 7, 1987, to be recorded herewith. Reference is made to said plat to be recorded for a more complete description of said property. Said property is bounded and measures as follows: North by Lot 21, said plat, for a distance of 130.0 feet; East by Marvin Drive, said plat, for a distance of 80.00 feet; South by Lot 19, said plat, for a distance of 130.0 feet; and West by portions of Lot 11 and Lot 10, said plat, for a distance of 80.00 feet; all measurements being more or less.

This being the same property conveyed to granters herein by deed of Theodore Rhoden dated November 9, 1979 recorded in Title Book 661, page 198, records of Aiken County, Bouth Carolina.

This conveyance is made subject to restrictions governing Virginia Acres Subdivision, Section II, as recorded in Misc. Book 52, page 74, records of Aixon County, South Carolina.

Tax Parcel No. 30-057-05-014.

AIXEN COUNTY
TAX ASSESSOR











MEMORANDUM

To:

Planning Commission

From:

Marya Moultrie, Planning Director

Date:

March 14, 2023

Re:

Application #23-20017

Annexation Request

Tax Parcel #122-18-05-020

Applicant:

City of Aiken

Owner:

City of Aiken

Location:

Oak Grove Road

Property Size:

2.17 ac

Current County Zoning:

UD (Urban Development)

Proposed City Zoning:

GB (General Business)

City Council District:

Adjacent to District 4

Background

The applicants are requesting annexation of the subject property, which would be concurrently rezoned to GB (General Business). The site is a singular lot purchased in 2020 by the City of Aiken for a road improvement project. The subject property is contiguous to other incorporated parcels along the northern property line of the subject parcel.

Current Zoning

The subject property is currently unincorporated and zoned by Aiken County as UD (Urban Development). According to the Aiken County Land Management Ordinance, this district is:

"This district is intended to accommodate much of the projected growth in the unincorporated area of Aiken County during the time span of the county's comprehensive plan. It also may be established in other intensely developing areas so designated by the Aiken County Planning Commission. This district is projected to have most public facilities and infrastructure needed to support urban development such as schools, sewer, water, streets, etc. It is applied in areas where development logically should locate as a consequence of planned public facilities and associated capital expenditures. This district is characterized by mixed-use development, providing for a full range of residential uses as well as commercial, institutional, and industrial uses."

City of Aiken
Oak Grove Road
Annexation #23-20017
March 14, 2023
Page 2

Proposed Zoning

The proposed GB (General Business) zoning is consistent with the surrounding PC (Planned Commercial) zoning.

Surrounding Zoning and Land Use

- To the north and west of the subject property are incorporated parcels zoned by the City of Aiken as PC (Planned Commercial).
- To the south and east of the subject property are unincorporated parcels zoned by Aiken County as UD (Urban Development).

Consistency with the Comprehensive Plan

Although, the Comprehensive Land Use and Transportation Plan Future Land Use Map assigns residential uses to this area, the property will be utilized as right-of-way instead of commercial or residential development.

Possible Conditions of Approval

A motion to recommend approval could include the following conditions to be met prior to the annexation becoming effective:

There are no recommended conditions of approval.

I:\Annexation\SINGLE UNDEVELOPED LOTS\City of Aiken-Oak Grove Road/ staff memo

Annexation Petition

TO THE HONORABLE COUNCIL OF THE CITY OF AIKEN:

Your petitioner(s), City of Alken, respectfully show:

1. That the petitioner(s) is/are owner(s) of and vested with fee simple title in and to certain lands which lie without but adjacent and contiguous to the City Limits of the City of Aiken, described as follows:

LEGAL DESCRIPTION SEE ATTACHED EXHIBIT A

Tax Parcel Number: (22-18-05-020

Property Address: Oak Grove Road

- 2. That petitioner(s) hereby requests that the aforesaid tract(s) of land be annexed to the corporate limits of the City of Aiken, as is provided under and by virtue of the Code of Laws of South Carolina Section 5-3-150 entitled "Alternate Methods where Petition signed by All or Seventy-Five Percent of Landowners".

Po Box 1177 Akon JC 29802

EXHIBIT A LEGAL DESCRIPTION

All that certain piece, parcel or lot of land located in Aiken County, South Carolina, containing 2.7 acres, more or less, and measured and bounded as follows:

MUST INSERT METES AND BOUNDS DESCRIPTION; REFERENCE TO PLAT NOT SUFFICIENT

(DODNOTELLEAVILBRANKS)

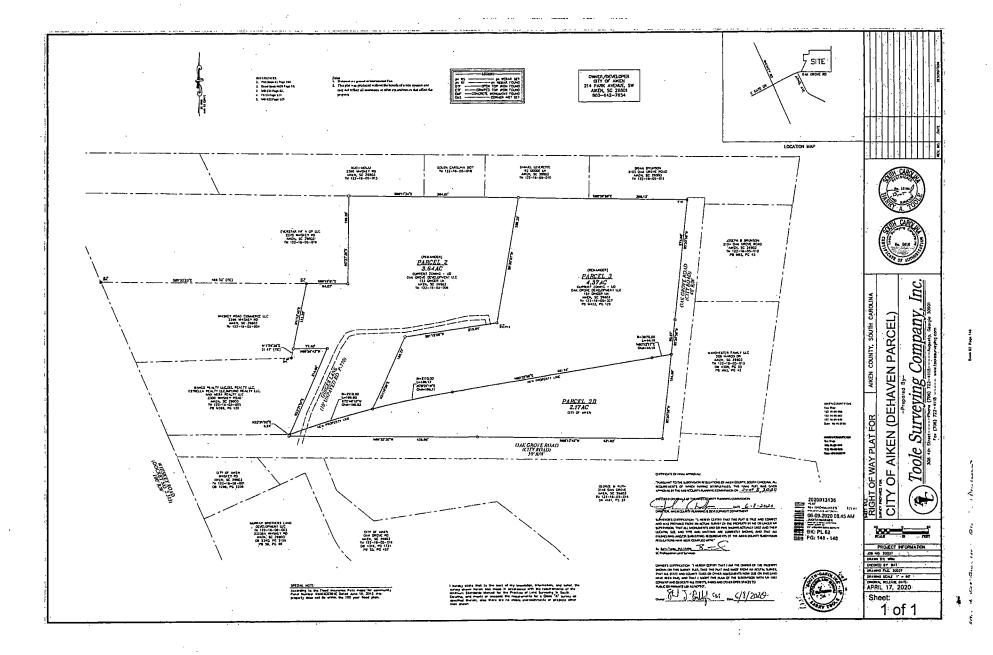
All that certain piece, parcel or lot of land thereon, situate, lying and being in Alken County, South Carolina, being designated as Parcel 3B on the Right of way Plat for City of Alken (DeHaven Parcel) by Barry A. Toole PLS, dated April 17, 2020 and recorded June 9, 2020 in Plat Book 62, Page 148. Said property contains 2,17 acres, more or less, and is measured and bounded as follows: Commencing at a point at the southeast corner of Tax Parcel 122-18-05-025 and the Right-of-Way of Oak Grove Road, thence N89°25′30″W along the Right-of-Way of Oak Grove Road for a distance of 428.86ft, thence N89°13′45″W along the Right-of-Way of Oak Grove Road for a distance of 421.82ft, thence S5°30′58″W along the Right-of-Way of Oak Grove Road for a distance of 194.89ft to a point at the southeast corner of Tax Parcel 122-18-05-007, thence N80°12′17″E for a distance of 44.19ft, thence N80°32′59″E for a distance of 461.19ft, thence N78°01′19″E for a distance of 186.17 to a point at the southeast corner of Tax Parcel 122-18-05-006, thence S72°49′15″ for a distance of 198.90ft to the point of beginning.

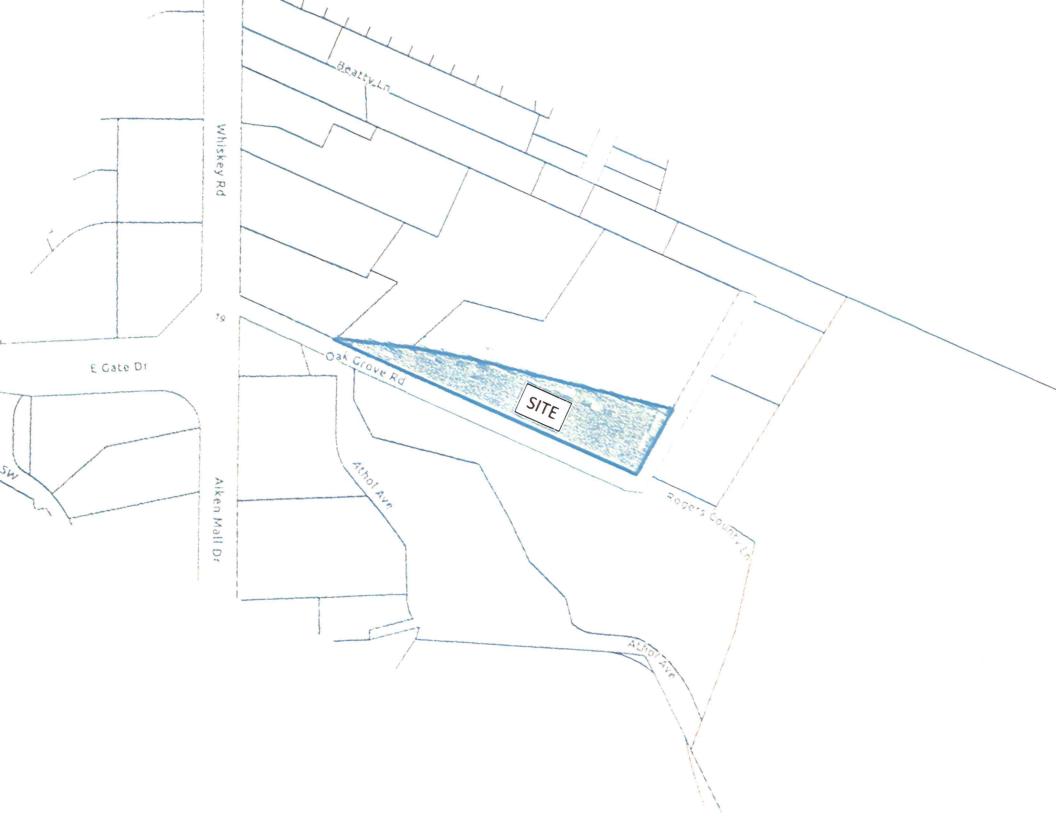
Racial Composition Form

The Voting Rights Act of 1965, as amended, requires cities in certain states to report to the United States Department of Justice all annexations including the number and race of people residing on property annexed or, if undeveloped, an estimate of the number who will reside there.

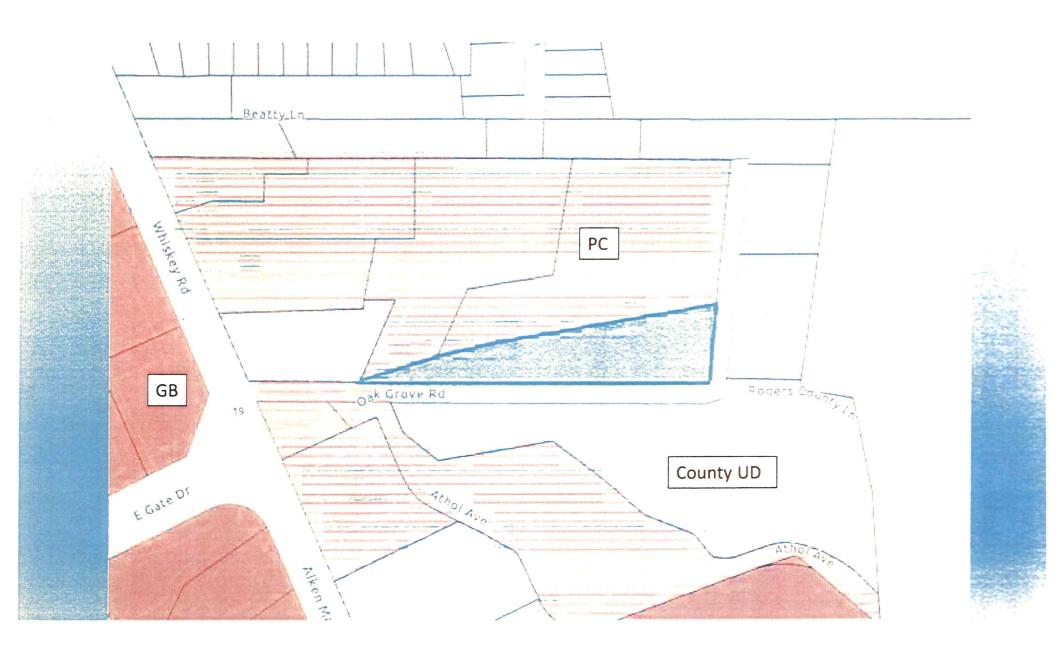
Please fill in the appropriate space:

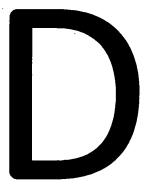
Property Location:	Oak Grove Rd		
Property Owner:	City of Aiken	·	
Number of Residents:	0	·	
Race of Residents:	N/A	· .	
If Undeveloped, Antic	pated Number of Residents: N/F	(Future Stra	et Right of Way











Application #23-22005 Concept Plan Request, TMP #106-18-12-001, 1305 Silver Bluff Road, by Ark Investments and Holdings, LLC

WITHDRAWN

Memorandum City of Aiken

To: Planning Commission

From: Marya Moultrie, Planning Director

Date: March 14, 2023

Re: Application #23-23004

Concept Plan Approval Request

Tax Parcel #122-18-05-006 & 122-18-05-007

<u>Applicant</u>: Sycamore Aiken, LLC

Owner: Sycamore Aiken, LLC Location: 123 & 154 Ginger Lane

Location: 123 & 154 G **Size:** 8.01 acres

Zoning: Planned Commercial (PC)

Background

The applicant is requesting concept plan approval for a 160-room, four-story hotel. The subject property was rezoned to Planned Commercial (PC) in 2022. Any future development of the property requires the submittal of a concept plan for review by the Planning Commission and City Council.

Compliance with Planned Commercial Provisions

As noted in Section 4.3.8.A of the Zoning Ordinance, Council has complete discretion over the concept plan:

Each concept plan is subject to detailed review by City Council, and there shall be no entitlement to the use, the intensity of use, density, signage, or minimum required open space. City Council may require additional special conditions to ensure compatibility with surrounding development, preservation of natural or historic features, provision of adequate infrastructure, and creativity of design and may waive any provision of the Zoning Ordinance excluding anything in 4.3.8 or the Use Table.

Surrounding Zoning and Land Use

- To the north and east are unincorporated residential parcels zoned by Aiken County as UD (Urban Development).
- To the south is an undeveloped City of Aiken property, currently unincorporated and zoned by Aiken County as UD (Urban Development).
- To the west are incorporated commercial parcels zoned as PC (Planned Commercial) and an unincorporated commercial parcel zoned by Aiken County as UD (Urban Development).

The Planned Commercial (PC) district is intended to provide for a group of commercial establishments offering a wide range of retail goods and services that are planned and developed as a unit, and, where appropriate, residential uses. The District requires adequate



Hampton Home 2 – Patel Ginger Lane Concept Plan Approval Request #23-23004 Planning Commission Mtg. 03/14/23 Page 2

traffic controls on public streets, sufficient off-street parking and off-street loading, and protection of adjacent neighborhoods through buffering.

Current Land Uses

The subject parcels are currently undeveloped and heavily wooded.

Overview of Proposed Development

The application materials include a narrative description of the proposed development, a Concept Plan and architectural elevations.

Proposed Use

The Concept Plan depicts a 160-room, four-story hotel at approximately 41' 8" tall.

Architectural materials

The submitted elevation indicate façade materials that include wood and masonry with aluminum fencing. The developer indicates that the building will have a subdued overall color palate that will blend with surrounding structures with no bright colors. There should be a condition that the overall color palate of the building be subdued, blend with the surrounding structures, and have no bright colors.

Parking

The Concept Plan denotes 166 total parking spaces, which are on every side of the building. A hotel requires 1 space for each sleeping room, so the required parking would be 160 spaces.

Access and Driveways

One full movement driveway would be accessed from Oak Grove Road, traversing a City of Aiken property, which is identified on the site plan as "Future Powderhouse Connector." Departing motorists would have access to Whiskey Road via a signalized intersection with Oak Grove Road / East Gate Drive. The proposed driveway widths of 40' would exceed the maximum 30' allowance per Section 4.5.5(2). Therefore, a waiver needs to be granted to allow the proposed driveway width.

Buffers and Open Space

The concept plan denotes the minimum 20% open space required for sites with fewer than 5 acres in the PC zoning district. Open space will be confirmed at the site and landscape review phase of the development. Additionally, since residential uses are present adjacent to the northern boundary of the development, a minimum 10 foot dense evergreen landscape buffer will be required along this property line. A condition should be added to the approval that the project comply with the open space, buffer, landscaping, and Tree Preservation requirements of the Zoning Ordinance.

Traffic Study

The project narrative includes estimated trip generations. Unless desired by City Council, a Traffic Impact Study is not required since peak hour trips are not expected to exceed 100 AM and PM peak hour trips.

Hampton Home 2 – Patel Ginger Lane Concept Plan Approval Request #23-23004 Planning Commission Mtg. 03/14/23 Page 3

Compliance with Planned Commercial Zone Criteria

A project in the PC zone must meet the following criteria set forth at Section 4.3.8 to the maximum extent feasible.

- 1) Be arranged, to the extent feasible, to take into account the natural features, drainage patterns, roadway patterns and surrounding land uses. The subject parcel is the site of a former manufactured home park, currently undeveloped and heavily wooded. Staff approval of a plan denoting proposed landscaping and tree preservation will be required before development permits are issued. The plan must denote the locations of any Significant and Grand Trees, parking island landscaping and parking lot hedge screening. The property gently slopes downward from east to west. Storm water detention details will be determined at the site and landscape plan approval phase of the project. The COA Engineering Department comments that an adequate buffer will need to be provided for the stormwater pond on its proposed parcel. Surrounding uses are primarily commercial or undeveloped with the exception of manufactured and site-built homes to the north and east.
- 2) Have a completely interconnected circulation system integrated with surrounding access and circulation patterns with a limited number of access points to adjacent arterials. One proposed driveway from the subject property would access Oak Grove Road, which in turn will provide access to Whiskey Road at a signalized intersection. The proposal is to recombine the existing two parcels into three, and to have the single driveway provide the sole access for all three proposed parcels.
- 3) Be designed so that there is minimum conflict between pedestrian, vehicular, and service traffic. Many of the proposed parking spaces will have direct access to walkways that will surround the building.
- 4) Be designed so that streets, drainage and utilities meet the demand of the project. The design of the drainage and utilities must meet the requirements of the City Engineer during the site and landscape phase of approval. The COA Engineering Department comments that the water connection will need to be placed outside the "Future Powderhouse Connector" impact area.
- 5) <u>Provide for the ownership and maintenance of common areas</u>. The site plan denotes the minimum 20% open space is being provided.
- 6) Projects will be subject to review for issues such as building orientation, building spacing, and general site layout. There does not appear to be any issues associated with building orientation; however, justification for the extensive Grand and Significant tree removal must be provided and approved during the site and landscape phase of approval.

Hampton Home 2 – Patel Ginger Lane Concept Plan Approval Request #23-23004 Planning Commission Mtg. 03/14/23 Page 4

- 7) Waste containers and utilities shall be located and screened to be out of public view. It appears that this standard will be met, but it will be addressed as part of the site and landscape approval process.
- 8) Landscaped buffers are required adjacent to land zoned or used for residential purposes. Most of the subject property lines adjoin commercial and undeveloped properties; however, as noted above, a minimum 10 foot dense, evergreen landscaped buffer will be required along the northern property line. Also, parking lot hedge screening and tree plantings along each property line must be provided.
- A traffic study shall be submitted if required. As previously noted, a Traffic Impact Study is not required since average daily trips are not expected to exceed 100 AM or PM peak hour trips.
- 10) <u>Lighting standards at Section 4.3.8.F will have to be met</u>. A lighting plan will be required as part of the site plan approval process.

Possible Conditions

Approval of the Concept Plan could be conditioned on the following:

- 1) That the site and landscape plan comply with the open space, buffer, landscaping, and Tree Preservation requirements of the Zoning Ordinance;
- 2) that the overall color palate of the building be subdued, blend with the surrounding structures, and have no bright colors;
- 3) that a waiver is granted to increase the maximum driveway width to 40';
- 4) that a revised Concept Plan listing conditions of approval and any changes required by City Council be submitted within 90 days; and
- 5) that the applicant signs an agreement stating the conditions of approval within 90 days.

cc: Aashay Patel, Sycamore Aiken, LLC

I:\Applications for Development\Planned Commercial Concept Plan PC\Hampton Home2/Hampton Staff Memo.doc

Concept Plan Narrative Hotel Oak Grove Road

History of Property:

This 8.01 acre property was annexed into the City of Aiken in 2022 as a Planned Commercial (PC) District. The annexation approval requires a Concept Plan to be submitted showing the proposed improvements and defining development standards. Along with the enclosed Concept Plan, this narrative will show the proposed development, the setbacks proposed, and other requirements to meet the PC zoning.

The existing conditions of the property are residential dwellings served by a driveway known as Ginger Lane. Currently Oak Grove Road extends approximately 350 feet east of Whiskey Road as a three lane roadway before reducing to a small 16 foot two lane road.

Proposed Use of Property:

As shown on the provided Concept Plan, the proposed development is a 160 room hotel on 3.08 acres of the total 8.01 acres. The remaining property is broken into two outparcels of 1.50 and 2.41 acres respectively and 1.02 acres for the stormwater facility. The property will be accessed from a single full-access driveway that will connect to the future Powderhouse Connector Project. The driveway location, utilities, and stormwater are all being coordinated with City Of Aiken Engineering and their consultant to ensure the two projects will work together. The proposed development will tie to the existing Oak Grove Road until such time as the City project is completed.

Use compliance with the PC Districts within the City Code:

Per Section 3.1.6 of the City Zoning Ordinance, Hotels are permitted by right within PC districts. The outparcel developments will have to update this Concept Plan and provide a narrative outlining their uses and permissibility within the PC zoning.

Other Considerations

Open Space: The Hotel Site is 3.08 acres of the overall parcel, therefore 20% open space is required and

provided.

Setbacks: Front MBL for parcels along R/W is 30'; side setbacks from overall property boundary are 25';

rear setbacks from overall property boundary are 75'.

Traffic: The trip generation counts for the 160 room hotel are: 85 AM Peak and 96 PM peak. These

counts are below the 100 peak hour trips that would require a traffic study. This project is being developed in coordination with the Powderhouse Connector Project and should be included in

the roadway improvements planned as part of the City's project.

Stormwater: A stormwater detention pond is proposed on the property. The pond has been sized to include

developed runoff from the hotel and both outparcels. This pond was designed to meet the new

City Stormwater Manual.

Sanitary Sewer: A sanitary sewer collection system is located on Oak Grove Road. The proposed development

will extend the sanitary sewer to serve the hotel and the outparcels with gravity sewer.

Water: A water distribution main is located along Oak Grove Road and will be extended and relocated as

part of the City's Powderhouse Connector Road Project. This property will tie to the water main to provide fire protection and domestic service to the hotel. The water main is on the same side

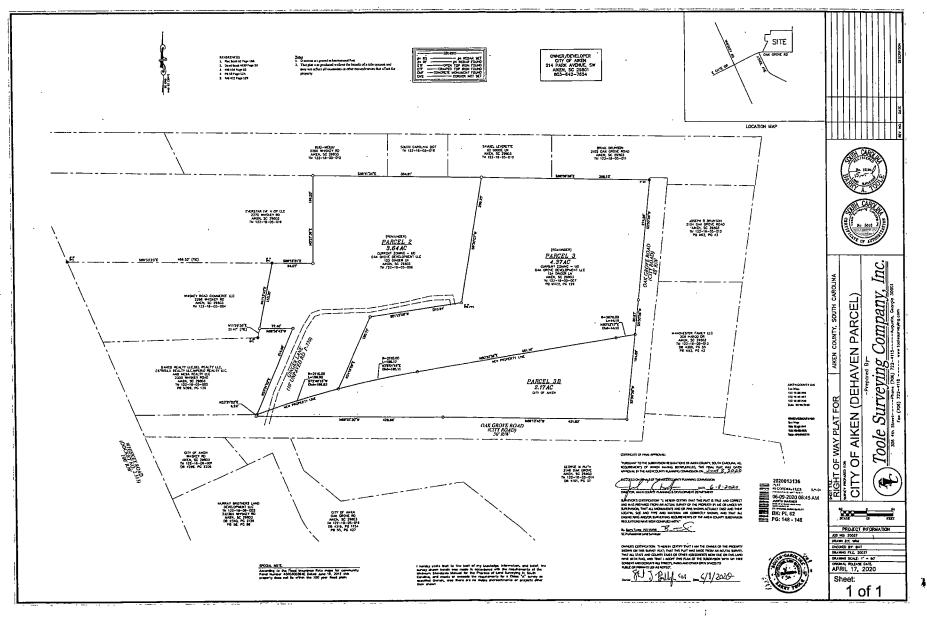
of the road as the outparcels and they will provide their own taps to the main.

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Description/ITE Code	Units	ITE Vehicle Trip Generation Rates (peak hours are for peak hour of adjacent street traffic unless highlighted)						Expected	Total Generated Trips			Total Distribution of Generated Trips							
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Continuing Care Retirement Comm 255	Occ. Units	2.50	0.15	0.20		65%	35%	40%	60%		0	0	0	0	0	0	0	0	0
Continuing Care Retirement Comm 255	Units	2.40	0.14	0.16		65%	35%	39%	61%		0	0		0	0	0		Tell III	
Recreational Homes 260	DU	3.16	0.16	0.26		67%	33%	41%	59%		0	0	0	0	0	0	0	0	0
Recreational Homes 260	Acres	1.33	0.07	0.11		67%	33%	41%	59%		0	0	0	0	0	0	0	0	0
Timeshare 265	DU	10.03	0.48	0.75		NA	NA	NA	NA		0	0		NA	NA	0	NA	NA	0
Residential PUD 270	DU	7.50	0.51	0.62		22%	78%	65%	35%		0	0	0	0	0	0	0	0	0
Residential PUD 270	Acres	46.78	2.88	4.05		NA	NA	NA	NA		0	0	0	NA	NA	0	NA	NA	0
Hotel 310	Occ. Room	8.92	0.67	0.70		58%	42%	49%	51%		0	0	0	0	0	0	0	0	0
Hotel 310	Rooms	8.17	0.53	0.60		59%	41%	51%	49%	160.0	1,307	85	96	50	35	0	49	47	0
Hotel 310	Employees	14.34	0.69	0.80		60%	40%	54%	46%		0	0	0	0	0	0	0	0	0
All Suites Hotel 311	Occ.Room	6.24	0.48	0.55		67%	33%	42%	58%		0	0	0	0	0	0	0	0	0
All Suites Hotel 311	Rooms	4.90	0.38	0.40		55%	45%	45%	55%		0	0	0	0	0	0	0	0	0
Business Hotel 312	Occ. Room	7.27	0.58	0.62		59%	41%	60%	40%		0	0	0	0	0	0	0	0	0
Business Hotel 312	Employees	72.67	7.17	7.60		59%	41%	60%	40%		0	0	0	0	0	0	0	0	0
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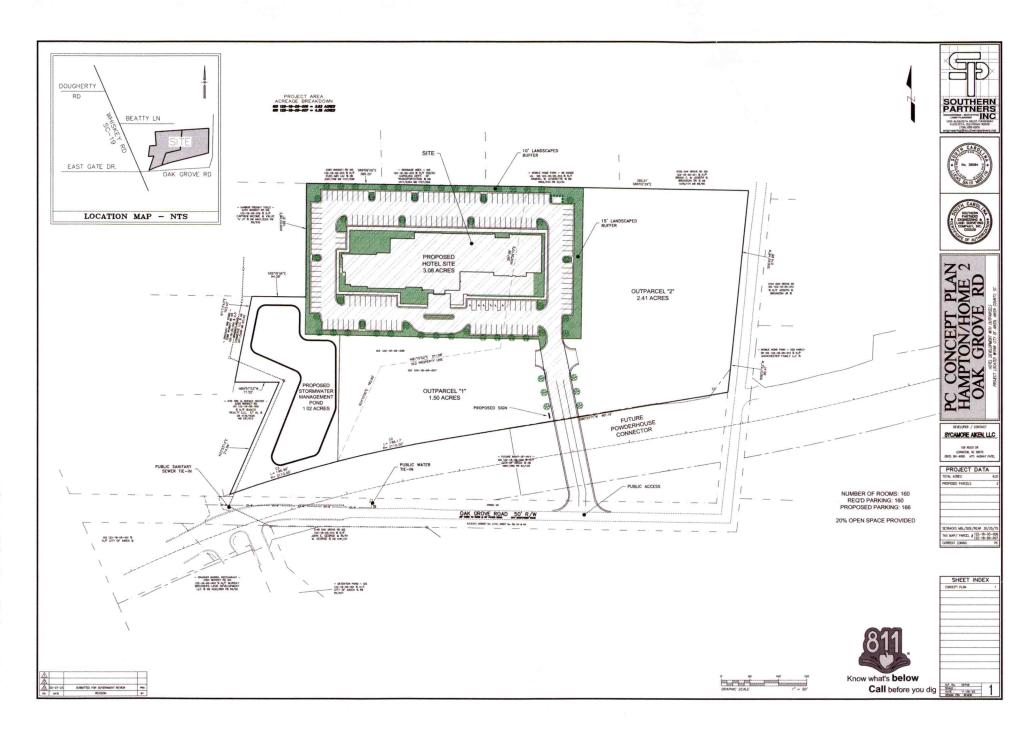
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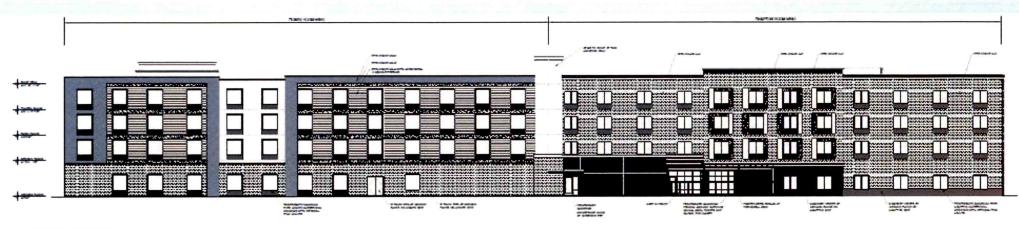
ITE Trip Generation Rates - 9th Edition

02-Feb-23



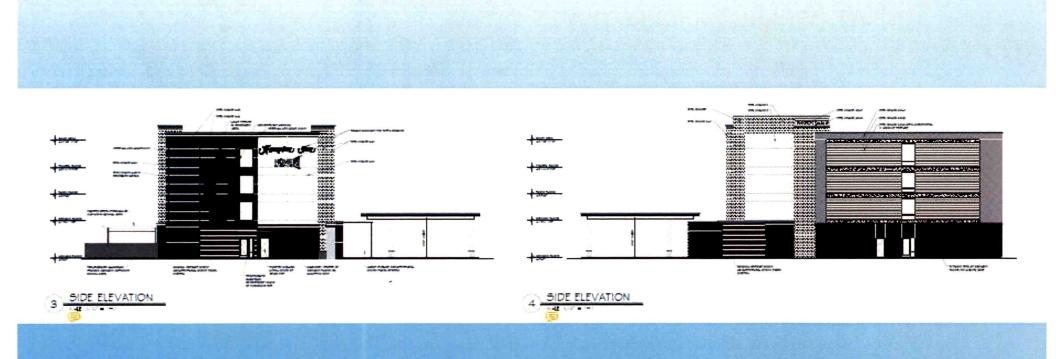
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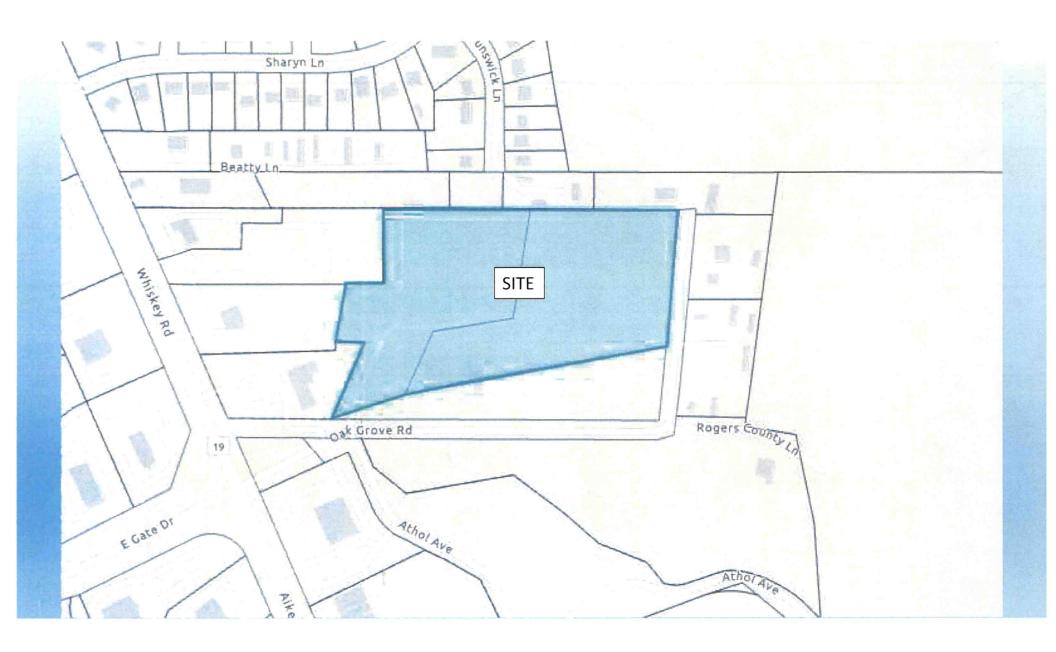




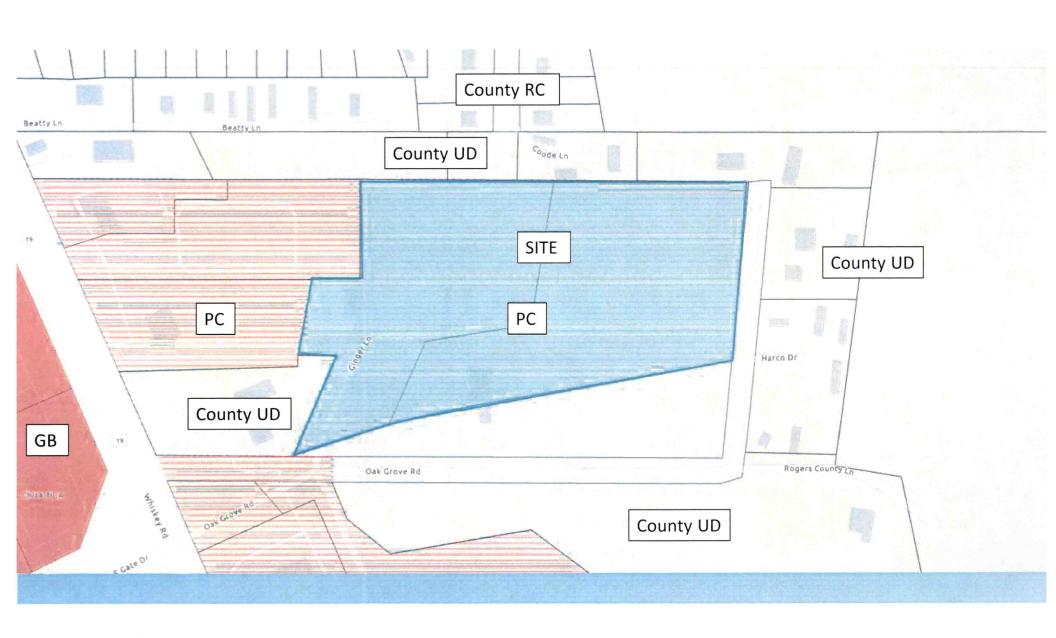


FRONT ELEVATION













To:

City of Aiken Planning Commission

From:

Marya Moultrie, AICP, Planning Director

Date:

March 14, 2023

Re:

Application #23-60001 (Rezone Request)

Tax Parcel 120-09-08-007

<u>Applicants:</u> Seane and Jameila Grant <u>Owners:</u> Seane and Jameila Grant <u>Location:</u> 975 Laurens Street NW

Size: 0.50 acres

Current Zoning: Residential Single-Family (RS-8)

Proposed Zoning: General Business (GB)

City Council District: 2

Background

The applicant is requesting a rezoning of a parcel from Residential Single-Family (RS-8) to General Business (GB). The currently vacant parcel is located on the corner of Laurens Street NW and Lincoln Avenue and is adjacent to parcels zoned General Business (GB) to the north and south of the subject property.

Proposed General Business Zoning

The General Business (GB) District allows a broad range of commercial uses offering both retail goods and services, and, where appropriate, residential uses. Because the district is intended to serve people from throughout the community who use automobiles to reach the uses, it is located along major roadways, but uses should also be accessible to pedestrians.

Section 6.2.14.E of the Zoning Ordinance lists the review criteria for a rezone application. The responses to the rezone criteria are below.

- 1) Consistency with the Comprehensive Plan. The Comprehensive Plan Future Land Use Map indicates this area as residential. However, the Comprehensive Plan does not indicate the current commercial uses and General Business zoning of the area along Laurens Street NW. Therefore, a General Business (GB) zoning would be consistent with current and future land uses for the subject parcel.
- Compatibility with the zoning, conforming uses of nearby property, and character of the surrounding area. A map showing the zoning of the subject property and surrounding property accompanies this narrative.

- To the north are incorporated properties zoned General Business (GB) that are used for various commercial uses.
- To the south are incorporated undeveloped properties zoned General Business (GB).
- To the east are incorporated properties zoned Residential Single-Family (RS-8), which are used residentially.
- To the west are incorporated undeveloped properties zoned Residential Single-Family (RS-10).
- 3) Suitability of the subject property for uses permitted by the existing zoning.

 The parcel is currently vacant. It is adjacent to residential uses to the west; however, this parcel is along a section of the Laurens Street corridor that has a mix of commercial and residential uses. Parcels zoned General Business (GB) are both north and south of this parcel along Laurens Street NW. Additionally, it is also adjacent to commercial uses along University Parkway and Rutland Drive.
- 4) Suitability of the subject property for uses permitted by the proposed zoning.

 As stated above, this parcel is between two commercially zoned properties, and near heavy commercial uses on University Parkway and Rutland Drive. The proposed General Business zoning is suitable for the subject property.
- 5) The need for additional property with the proposed zoning classification within the <u>City limits</u>. As noted above, the subject property is between two commercially zoned properties along Laurens Street NW, and adjacent to commercially zoned and used properties on University Parkway and Rutland Drive. The subject property is also in an area designated by the City of Aiken as an opportunity zone.
- 6) <u>Availability of sanitary sewer, water, stormwater, and transportation facilities</u>. City water and sewer are available to the site, and the property has road access.

Action by Commission

The Commission should hold a public hearing to determine if the rezoning of the parcel to General Business (GB) is appropriate and make a recommendation to City Council.

cc: Sean and Jameila Grant

I:\Rezones\Grant_975 Laurens Street\Staff Memo Grant Rezone.doc

Rezoning Petition

I am the legal property owner or his agent or the contract purchaser with written permission from
the property owner of a tract of land designated as (address) 975 Lawrens St.
Tax Parcel # 120 - 09 - 08 - 007
The lot is presently zoned
I am requesting the zoning be changed to
The property is contiguous to a <u>Soveral Business</u> zone on the
Southern and Northern boundary.
Justification for the rezoning:
To allow for the Righest and best
To allow for the Righest and best use of the property, since it is adjacent to other General Business properties.
to other General Business properties.
·
Enclosed is an accurate plat of the property showing required information.
S () Lamberton () (5 22
Applicant's signature $\frac{10 \cdot 15 \cdot 22}{\text{Date}}$
Applicant's name and interest if other than property owner (please print)
Signature of property owner if other than applicant Date
Seans Jame la Grant Owner's name as it appears on the deed
owner is name as it appears on the deed

nee Beach 70

(E) 0

Rendel Latender 12, 1960 at 2: 30 P. m. . Randifel Bottom CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT-THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY ASSESSOR

Tax Map:

120-09-08-007 Date: 05/16/2022

Date: 05/16/2022 INDENTURE, made the BETWEEN

15th

day of July

. 2021

Floyd Grant, residing at 357 Sherman Street, Westbury, New York 11590

party of the first part, and

Sean Grant and Jameila Grant, residing at 212 Sheridan Street Westbury, New York 11590, my son and granddaughter, as joint tenants.

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration Paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

ALL that certain piece, parcel or lot of land, with any improvements thereon, known as 975 Laurens Street, N.W., situate, lying and being in the City of Aiken, in Aiken County, South Carolina, and shown on a plat of the subdivision of 3.1 acres belonging to Gertrude S. Eubanks made by J. Hord Allen, II, R.L.S., dated August 4, 1960, recorded in Misc. Book 70 at Page 300, Office of the RMC for Aiken County and bounded and measuring as follows: NORTH of property of Wymac, Inc. and by property of Charles K. Wilkes, Sr. and Charles K. Wilkes, Jr. and measuring thereon together 186 feet; EAST by Laurens Street (South Carolina Highway No. 19), 140 feet; SOUTH by Lincoln Avenue, 189.5 feet; and WEST by lot No. 1 on said plat conveyed by Gertrude S. Eubanks to Rias and Celia Bennett, 138.2 feet. All measurements being more or less.

Less and accept that portion of the property conveyed to SCDOT recorded in Deed Book 1837 at Page 189.

BEING the same property conveyed to Floyd Grant by deed of Robert E. Grant and Albertine W. Grant recorded September 12, 2007, in Deed Book 4161, at Page 144-145, RMC for Aiken County.

TAX PARCEL NUMBER: 120-09-08-007

Premises also known as: 975 Laurens Street

Parcel Number: 120-09-08-007

2022013375

DEED
RECORDING FEES
STATE TAX
COUNTY TAX
PRESENTED & RECORDED

\$15.00 \$0.00 \$0.00

05-06-2022 03:42 PM JUDITH WARNER

BK: RB 5019 PG: 854 - 857

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

PATRICE OF:

By: I loyd Grant

Floyd Grant, Grantor

State of New York County of Asset a	ACKNOWLEDGMENT BY SUBSRCRIBING WITNESS(ES)	
State of New York, County of Queens ss:	State of , County of	SS
On the 15th day of July 20 21, before me, the undersigned, personally appeared Floyd Grant	On the day of 20, before me, the undersigned personally appeared	
personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.	the subscribing witness(es) to the foregoing instrument, whom I am personally acquainted, who, being by me duly s did depose and say that he/she/they reside(s) in (if the plant thereof):	wo ace
Notary Reference and Development (No. 01MA612:2160 Commission Expires June 20, 2025)	that he/she/they know(s)	
ACKNOWLEDGMENT OUTSIDE NEW YORK STATE (RPL 309-b) State of , County of ss:	to be the individual(s) described in and who execute foregoing instrument; that said subscribing witness(es) was (present and saw said	d 1 (we
On the day of 20_, before me, the undersigned personally appeared personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in	before the undersigned in t	litie gm
(insert city or political subdivision and state or county or other place acknowledgment taken)	(signature and office of individual taking acknowledgme	nt)
(signature and office of individual taking acknowledgment)	DISTRICT: City of Aiken COUNTY: Aiken LOTS: Edgefield Rd & Lincoln Ave PARCEL No: 120-09-08-007	
Bargain and Sale Deed With Covenant Against Grantor's Acts		
TITLE No.	RETURN BY MAIL TO:	
Floyd Grant		
то	Sabir Manteen 12901 Woodmore Road	
Sean Grant & Jameila Grant	Mitchellville, Maryland 20721	

Schedule A

ALL that certain piece, parcel or lot of land, with any improvements thereon, known as 975 Laurens Street, N.W., situate, lying and being in the City of Aiken, in Aiken County, South Carolina, and shown on a plat of the subdivision of 3.1 acres belonging to Gertrude S. Eubanks made by J. Hord Allen, II, R.L.S., dated August 4, 1960, recorded in Misc. Book 70 at Page 300, Office of the RMC for Aiken County and bounded and measuring as follows: NORTH of property of Wymac, Inc. and by property of Charles K. Wilkes, Sr. and Charles K. Wilkes, Jr. and measuring thereon together 186 feet; EAST by Laurens Street (South Carolina Highway No. 19), 140 feet; SOUTH by Lincoln Avenue, 189.5 feet; and WEST by lot No. 1 on said plat conveyed by Gertrude S. Eubanks to Rias and Celia Bennett, 138.2 feet. All measurements being more or less.

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TAX PARCEL NUMBER: 120-09-08-007

Location Address: 975 Laurens Street

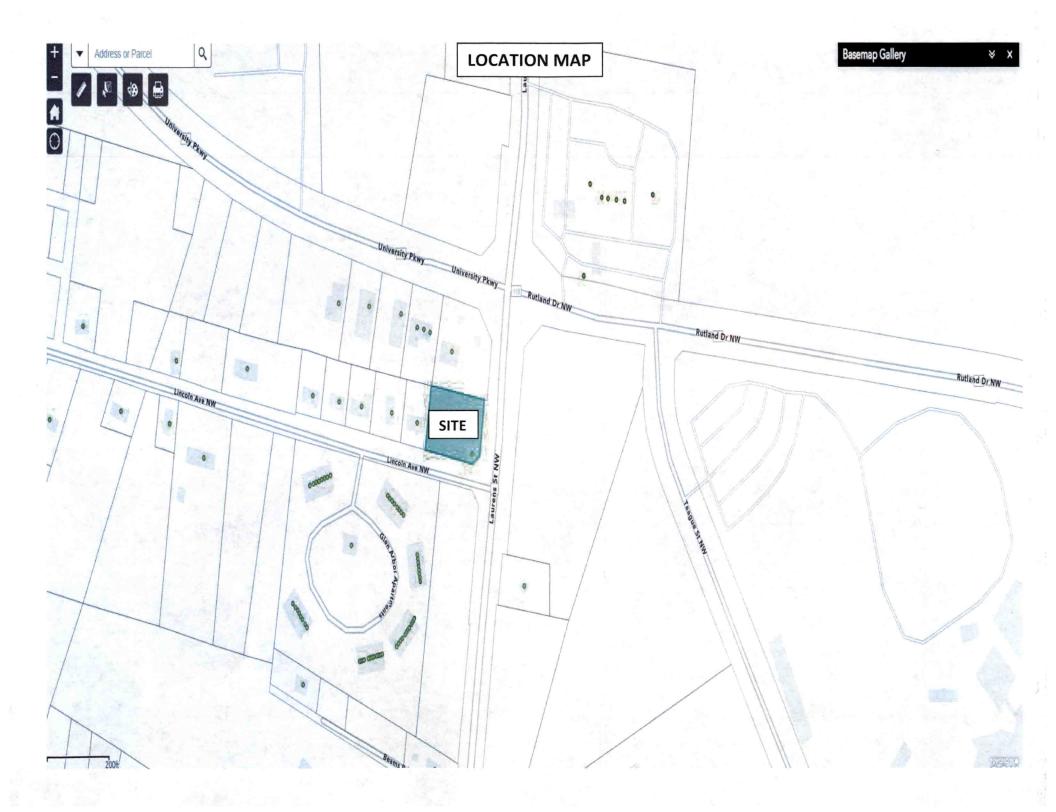
Parcel Number: 120-09-08-007

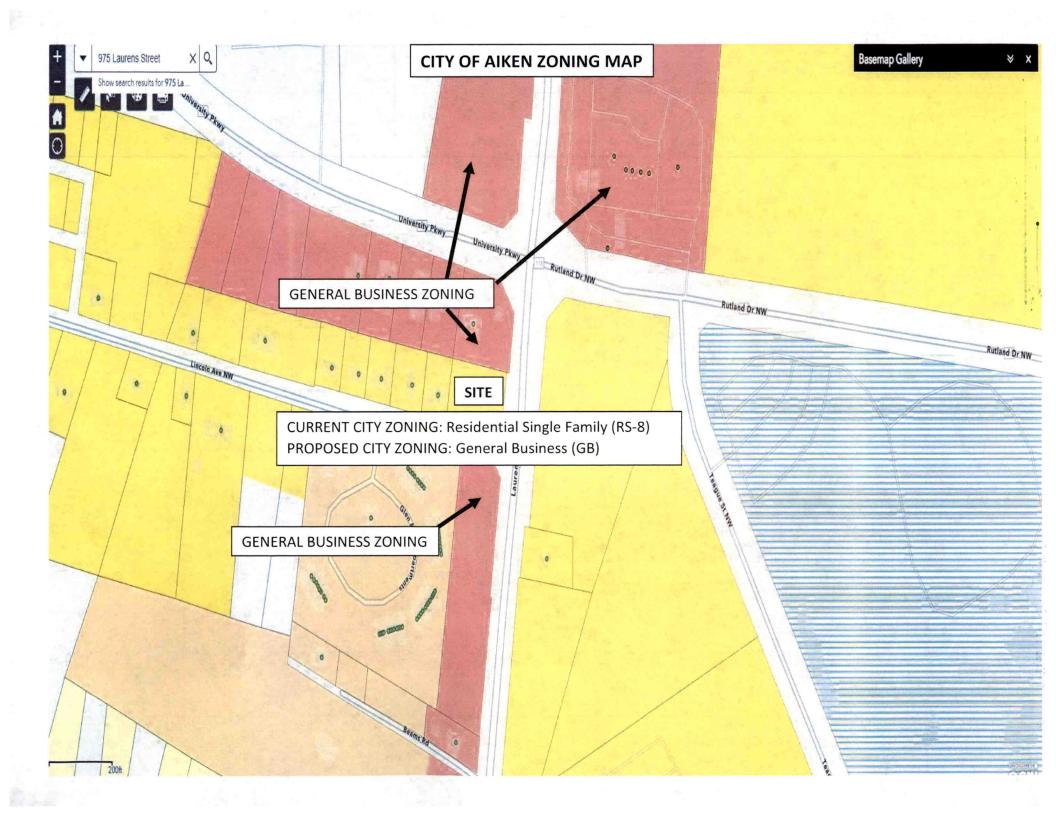
STATE OF SO	UTH CAROLINA)	į
COUNTY OF	Aiken	ĺ

AFFIDAVIT FOR EXEMPT TRANSFERS

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:				
1. I have read the information on the back of this affidavit and I understand such information.				
2. The property being transferred is located at 975 Laurens Street, Aiken, South Cavolina, 29801 bearing Aiken County Tax Map Number 120-09-08-007				
was transferred by Floyd Grant				
to Sean Grant, My son				
stameila Grant, my granddaughter on				
July 15, 2021.				
3. The deed is exempt from the deed recording fee because (See Information section of affidavit):				
# 4 - Transfer Between Relatives				
to my son and grand-daughter				
If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes or No (N/A) 4. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as:				
(Tranferor / Owner)				
5. I understand that a person required to furnish this affidavit who wilfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both of the fined not more than one year, or both of the fined not more than one year, or both of the fined not more than one year, or both of the fined not more than one year, or both of the fined not more than one year, or both of the fined not more than one year, or both of the fined not more than one year, or both of the fined not more than one year, or both of the fined not more than one year, or both of the fined not more than one year.				
Floyd Grant Print or Type Name Here				
SWORN to and subscribed before me this SWORN to and subscribed before me this SWORN to and subscribed before me this 20 21 Notary Public for Way Way Notary (L.S.): Way way May Way Notary (printed name): Way Way Nota				

ROBERTA MAYHEW
Notary Public , State of New York
No. 01MA6129216
Qualified in Queens County
Commission Expires June 20, 20











To: City of Aiken Planning Commission

From: Marya Moultrie, AICP, Planning Director

Date: March 14, 2023

Re: Application #23-60005 (Rezone Request)

Tax Parcel 120-14-17-003

<u>Applicant:</u> Rural Health Services, Inc. <u>Owner:</u> Rural Health Services, Inc.

Location: York Street & Columbia Avenue

Size: 2.82 acres

<u>Current Zoning:</u> Light Industrial (LI)

Proposed Zoning: General Business (GB)

City Council District: 2

Background

The applicant is requesting a rezoning of a parcel from Light Industrial (LI) to General Business (GB). The currently undeveloped parcel is located on the northeast corner of York Street and Columbia Avenue and is adjacent to parcels zoned General Business (GB) to the north and south of the subject property.

Proposed General Business Zoning

The General Business (GB) District allows a broad range of commercial uses offering both retail goods and services, and, where appropriate, residential uses. Because the district is intended to serve people from throughout the community who use automobiles to reach the uses, it is located along major roadways, but uses should also be accessible to pedestrians.

Section 6.2.14.E of the Zoning Ordinance lists the review criteria for a rezone application. The responses to the rezone criteria are below.

- 1) <u>Consistency with the Comprehensive Plan</u>. The Comprehensive Plan Future Land Use Map indicates the subject property and the other properties west of the railroad as commercial. Therefore, a General Business (GB) zoning would be consistent with current and future land uses for the subject parcel.
- Compatibility with the zoning, conforming uses of nearby property, and character of the surrounding area. A map showing the zoning of the subject property and surrounding property accompanies this narrative.

- To the north is an incorporated property zoned General Business (GB) that is also owned by the applicant.
- To the south across York Street is an incorporated property with a vehicle sales lot zoned General Business (GB).
- To the east are incorporated properties zoned Light Industrial (LI).
- To the west are incorporated vacant and undeveloped properties zoned General Business (GB).
- 3) Suitability of the subject property for uses permitted by the existing zoning.

 The parcel is currently undeveloped. It is adjacent to other undeveloped and vacant properties and to commercial uses across York Street. Parcels zoned General Business (GB) are north, south and west of the subject parcel.
- 4) Suitability of the subject property for uses permitted by the proposed zoning.

 As stated above, this parcel is between two commercially zoned properties, and near heavy commercial uses on University Parkway and Rutland Drive. The proposed General Business zoning is suitable for the subject property.
- 5) The need for additional property with the proposed zoning classification within the City limits. As noted above, the subject property is between commercially zoned properties along York Street and Columbia Avenue. The subject property is also in an area designated by the City of Aiken as an opportunity zone.
- 6) Availability of sanitary sewer, water, stormwater, and transportation facilities. City water and sanitary sewer are available to the site, and the property has road access.

Action by Commission

The Commission should hold a public hearing to determine if the rezoning of the parcel to General Business (GB) is appropriate and make a recommendation to City Council.

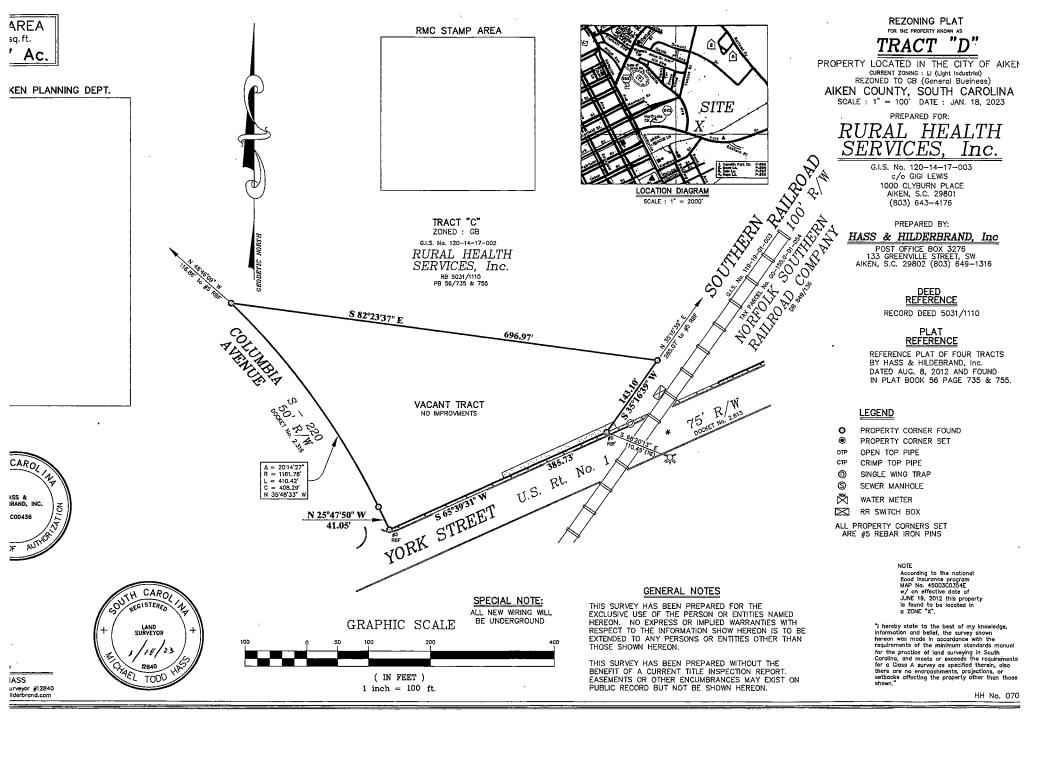
cc: Gigi Lewis, Rural Health Services, Inc.

I:\Rezones\Rural Health Services_York Street & Columbia Avenue\Staff Memo Rural Health Services Rezone.doc

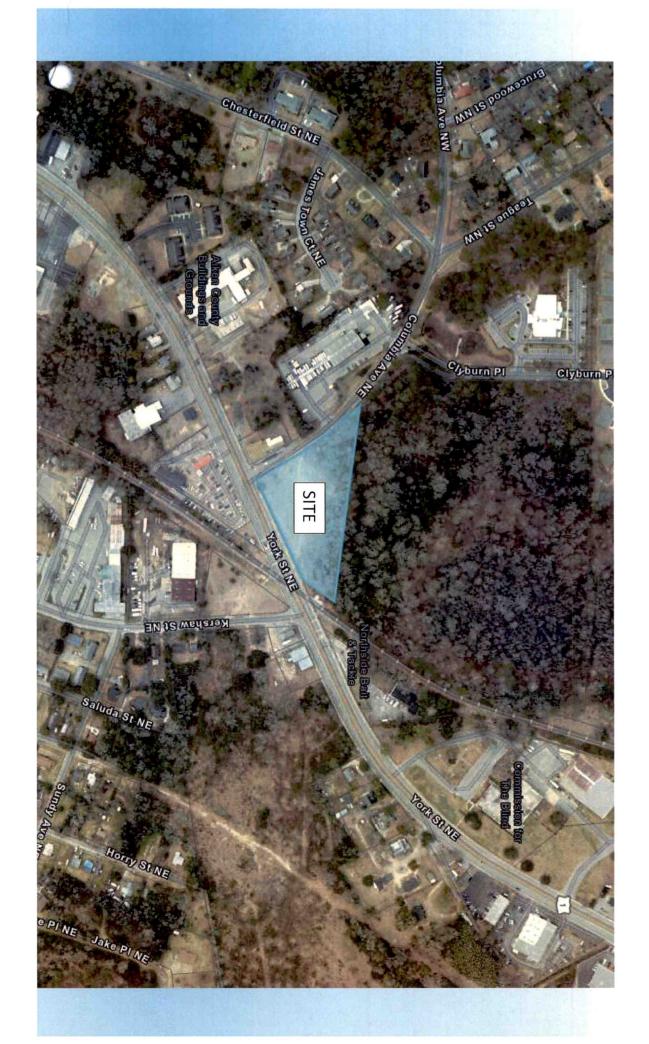
Rezoning Petition

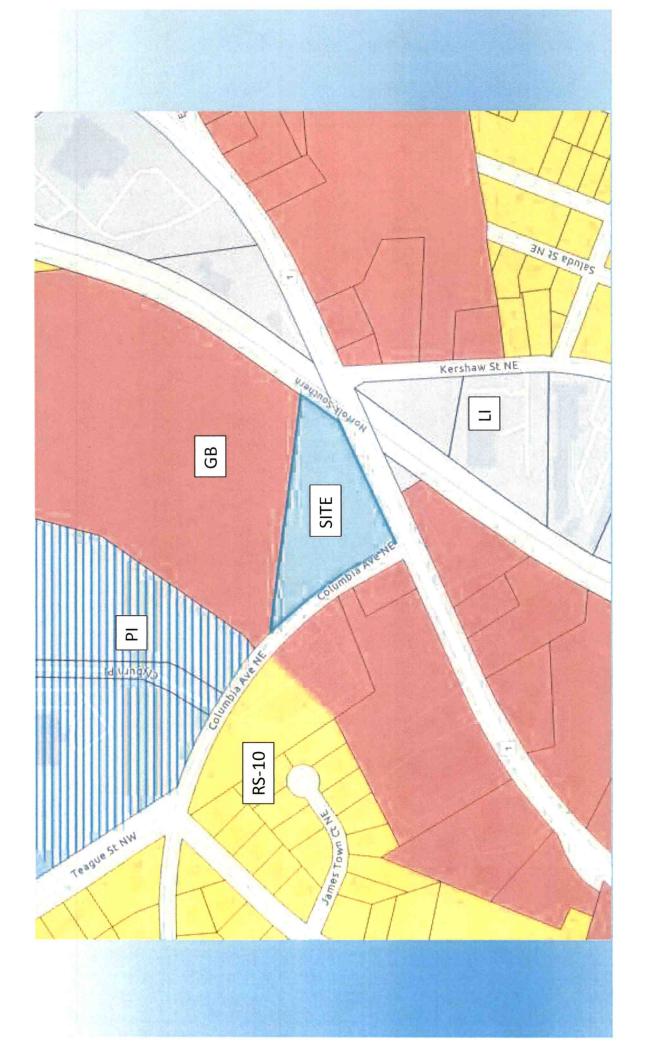
I am the legal property owner or	his agent or the contract p	urchaser with written	permission from
the property owner of a tract of l	and designated as (address	NE corner of York	Street & Columbia Ave.
Tax Parcel # 120-14-17-003		<u>-</u>	
The lot is presently zoned	· Light Industrial		·
I am requesting the zoning be ch	anged to <u>GB - General E</u>	Business	·
The property is contiguous to a <u>GB - General Business</u> zone on th		ne on the	
Northern	boundary.		
Justification for the rezoning:			
Medical Building's are not allow	ved in a LI zone.		
•		•	
Enclosed is an accurate plat of t	he property showing requir	ed information.	
	wh Mc Clam	JANUARY 31, 202	8
Applicant's signature	A. * 0		
Applicants name and interest if other	n, Chilf Executive than property owner (please prin	others.	
Signature of property owner if other th	nan applicant	Date	
Owner's name as it appears on the dee	ed .		

8-07 (f,c)









AIKEN COUNTY ASSESSOR Tax Map: 120-14-17-002 120-14-17-003 120-14-15-026

Date: 07/09/2022



State of South Carolina			
State of South Carolina)	11.7	**.**:
		TITLE TO REAL	ESTATE
County of Aiken)	1. 1	1. 1, 1

KNOW ALL MEN BY THESE PRESENTS, that Second Baptist Church of Aiken, (hereinafter called "Grantor"), in consideration of Five Hundred Fifty Thousand and 00/100 Dollars (\$550,000.00), to the Grantor in hand paid at and before the sealing of these presents, by

Rural Health Services, Inc. (hereinafter sometimes called "Grantee")
1000 Clyburn Place
Aiken, SC 29801

in the State aforesaid, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto Rural Health Services, Inc., its successors and assigns, the following described property:

Parcel No: 1: All that certain piece, parcel or lot of land, with any improvements thereon, situate, lying and being located in the County of Aiken, State of South Carolina, being shown and designated as Tract C containing 20.0035 acres, more or less, and Tract D containing 2.8198 acres, more or less, upon a plat prepared by Hass & Hilderbrand, Inc., dated July 12, 2012, and recorded July 31, 2012, in Plat Book 56 at Page 735, records of Aiken County, South Carolina. Reference being made to said plat which is made a part and parcel hereof for a more complete and accurate description as to the metes, bounds and location of said property.

LESS and EXCEPT: Tract C-1 containing 5.0517 acres, more or less, shown on plat recorded in Plat Book 61 at Page 719, conveyed to Rural Health Services, Inc. by deed recorded in Record Book 4810 at Page 119, records of Aiken County, South Carolina.

This being a portion of the property conveyed to Second Baptist Church of Aiken by Air 1st Aviation Companies, Inc. dated June 28, 2004, and recorded June 30, 2004, in Title Book 2429 at Page 176; and by Deed of Correction of Air 1st Aviation Companies, Inc. dated July 27, 2012, and recorded July 31, 2012, in Record Book 4416 at Page 603. Also, see Record Book 4823 at Page 1644, records of Aiken County, South Carolina.

Tax Parcel Nos.: 120-14-17-002 and 120-14-17-003

County, South Carolina. Reference being made to said plat which is made a part and parcel hereof for a more complete and accurate description as to the metes, bounds and location of said property.

This being a portion of the property conveyed by deed of Thomas Edward Baggott and Dewey Ennis to the Second Baptist Church, Inc. aka Second Baptist Church of Aiken dated February 8, 2006, and recorded in Record Book 4045 at Page 586, and re-recorded in Record Book 4484 at Page 2155, records of Aiken County, South Carolina.

Tax Parcel Number: 120-14-15-026

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record on the recorded plats or on the premises.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining;

TO HAVE AND TO HOLD all and singular the premises before mentioned unto Rural Health Services, Inc., its successors and assigns forever. And the Grantor does hereby bind the grantor and the grantor's heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the Grantee and the Grantee's heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Any reference to this instrument to the singular shall include the plural, and vice versa. Any reference to one gender shall include the others, including the neuter. Such words of inheritance shall be applicable as are required by the gender of the Grantee.

[Remainder of page intentionally left blank. Signature page follows]

WITNESS the Grantor's hands and seals this the 30th day of June, 2022.

SIGNED, SEALED AND DELIVERED in the presence of:

	Second Baptist Church of Aiken
Namey M. Starks	By: A. / (L.S.)
	Gene Bell, Trustee
	By: Julian Cly / Suf (L.S.) Deborah Ann Hart, Business Manager
State of South Carolina)	PROBATE
County of Aiken)	
PERSONALLY APPEARED BEI made oath that (s)he is not a party or bene saw the within-named Second Baptist Chu Deborah Ann Hart, Business Manager, sig and deed, deliver the within-written Title other witness subscribed above, witnessed	rch of Aiken by Gene Bell, Trustee, and in, seal, and, as his, her, their, or its act to Real Estate, and that (s)he, with the
SWORN to before me this 30th day of June, 2022.	_ Namay M. Starks
(SEAL)	7 10 110 1111
Notary Public for South Carolina	
My Commission Expires: 04/29/25	

CHARLES RUDNICK
NOTARY PUBLIC
SOUTH CAROLINA
MY COMMISSION EXPIRES 04-29-25

Book 5031 Page 1112

Silver Bluff Overlay District Ordinance

WITHDRAWN